HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Greater Toronto Area

Date Released: February 2017

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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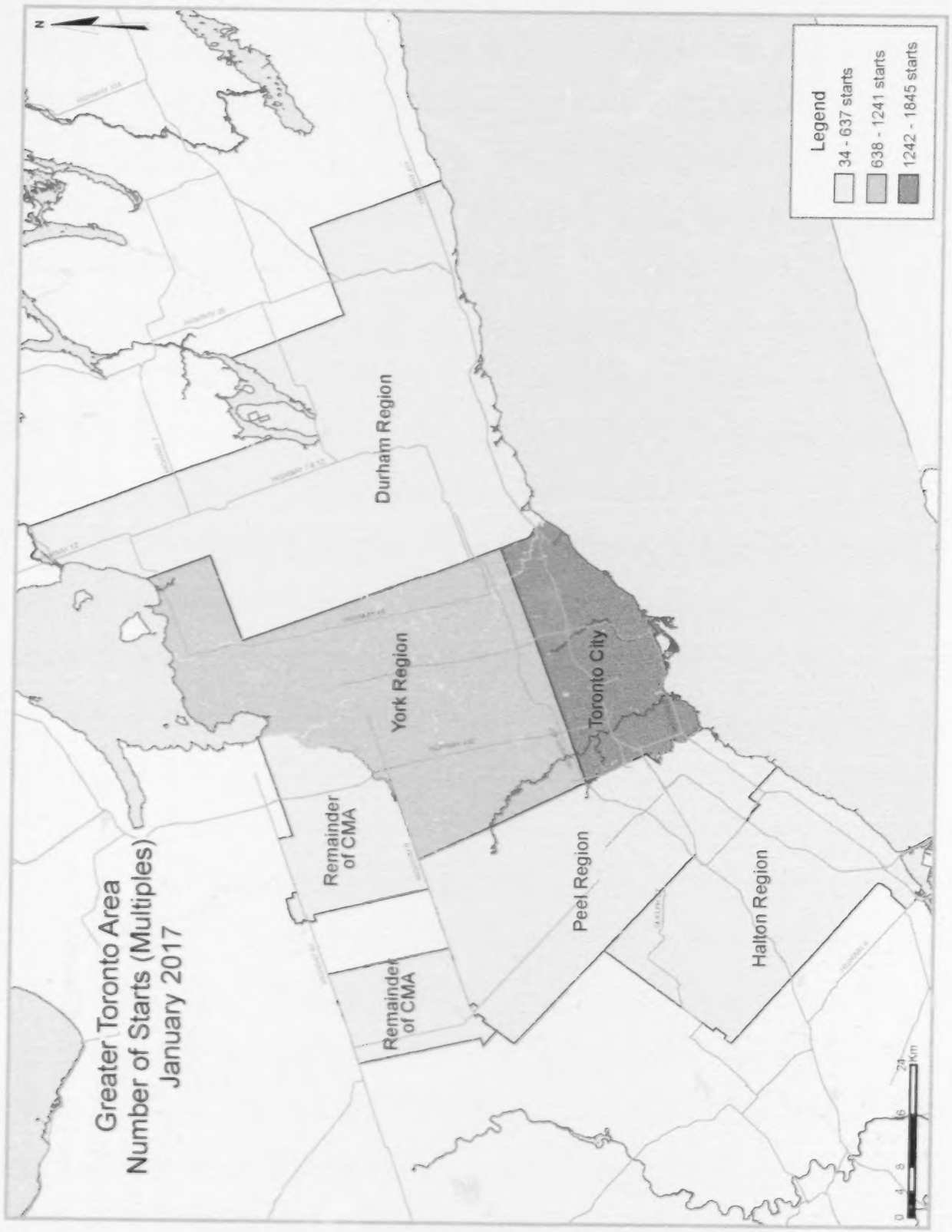
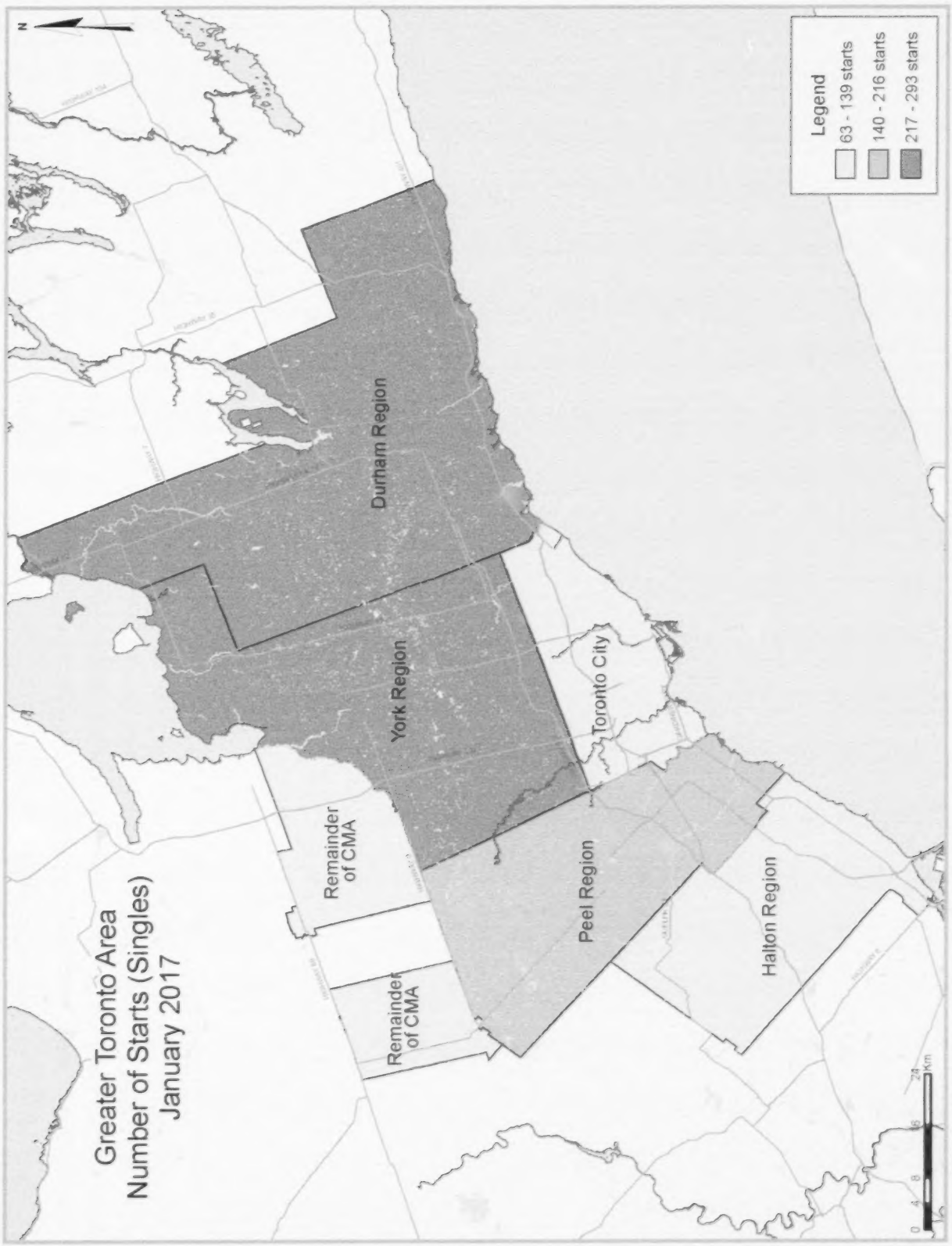
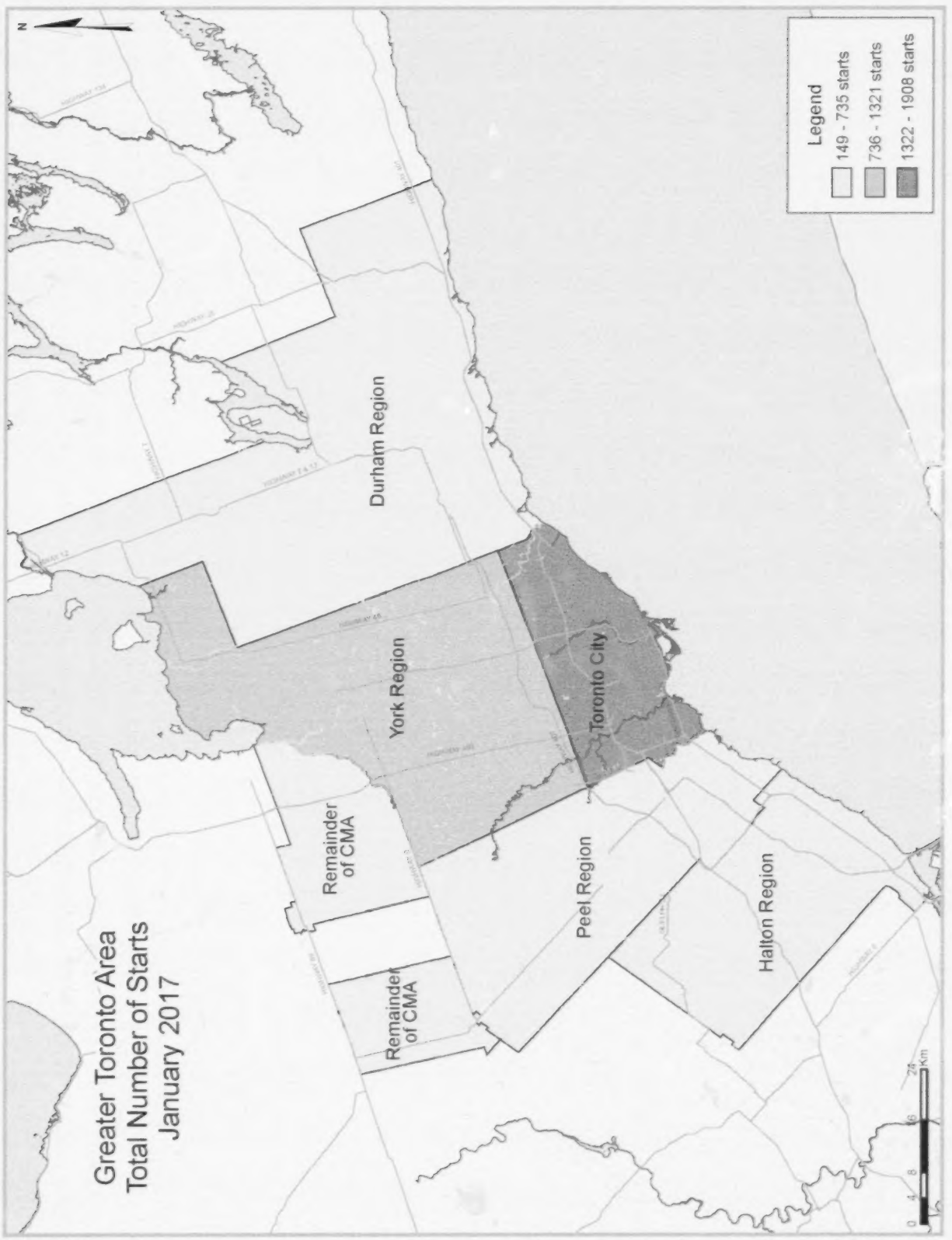
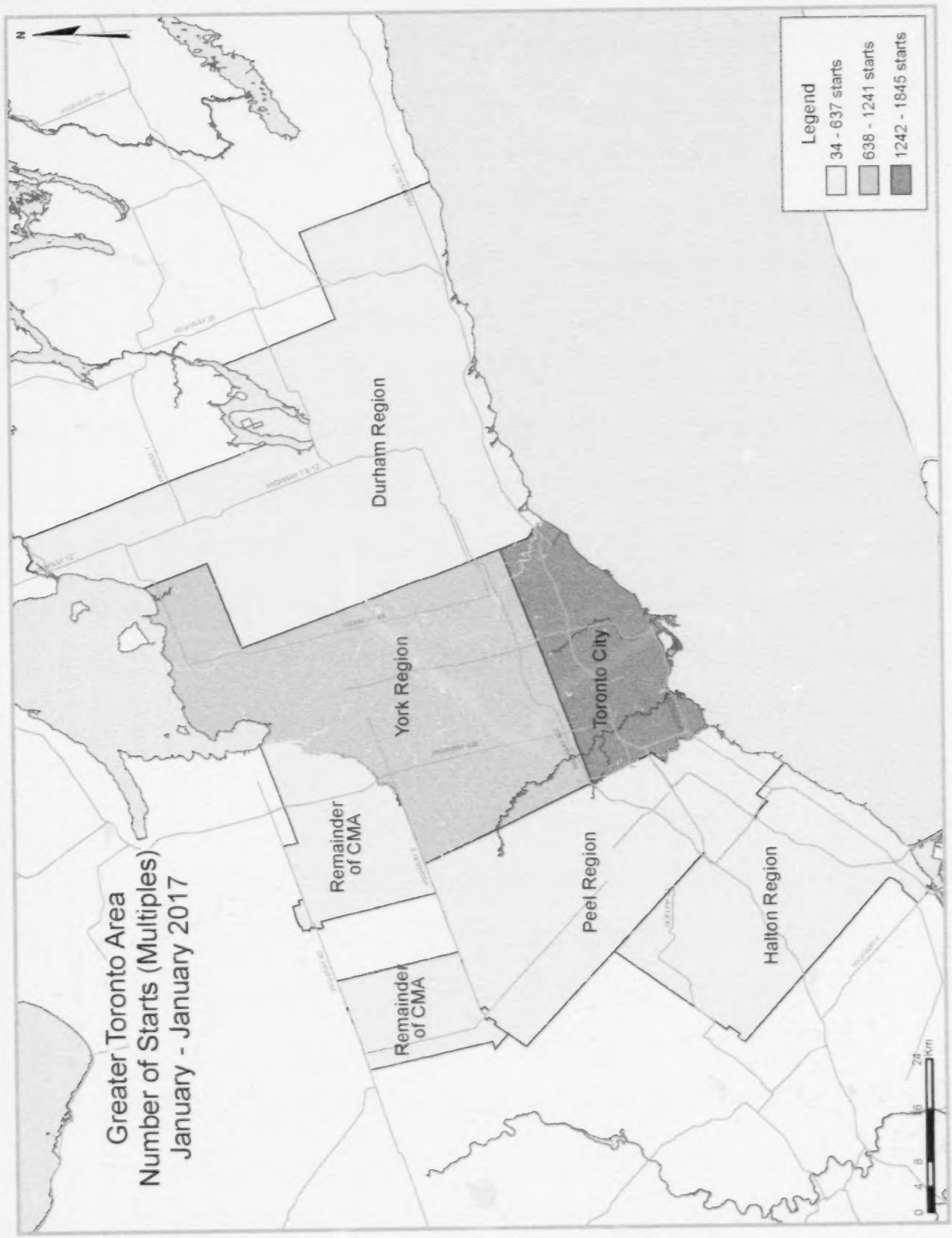
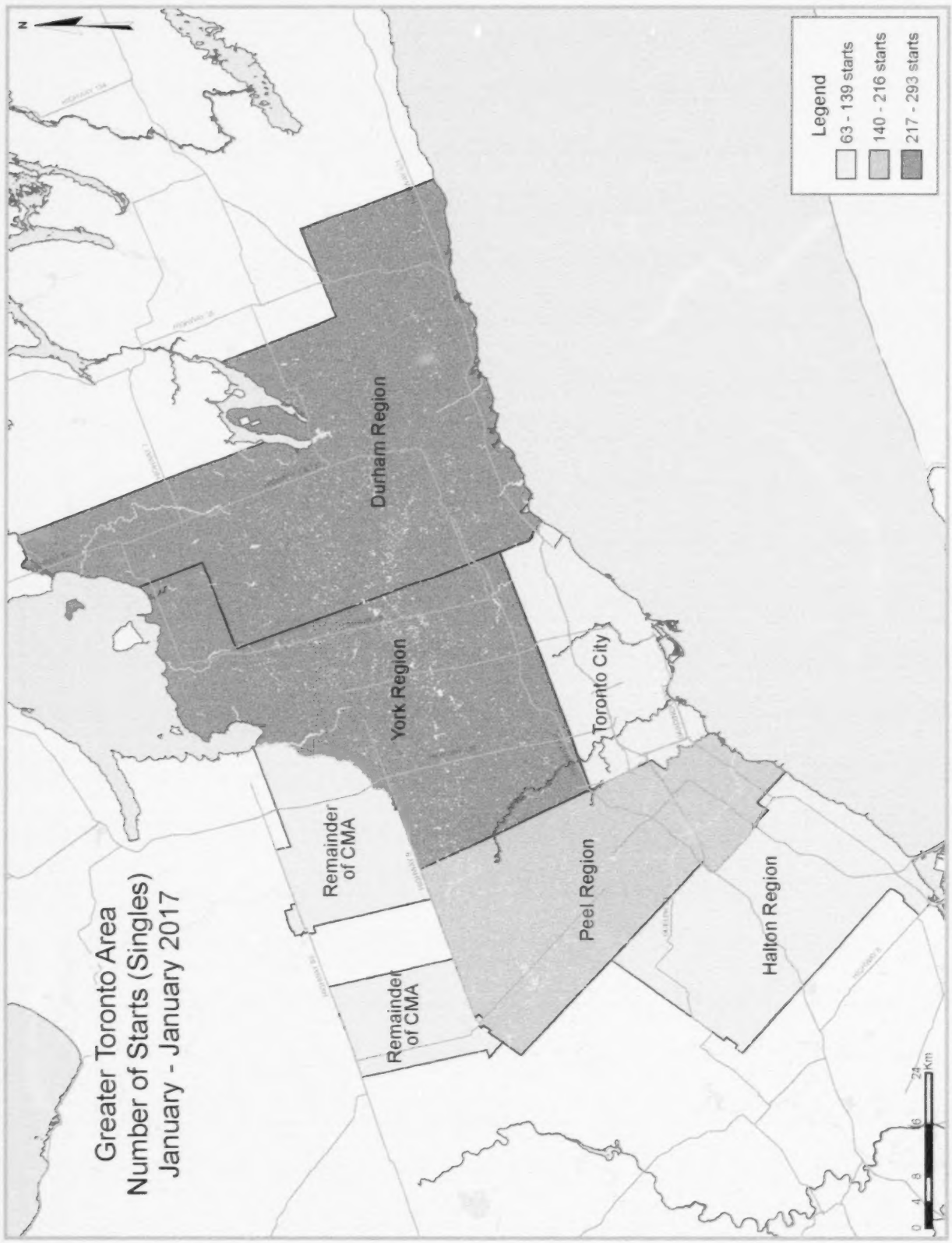
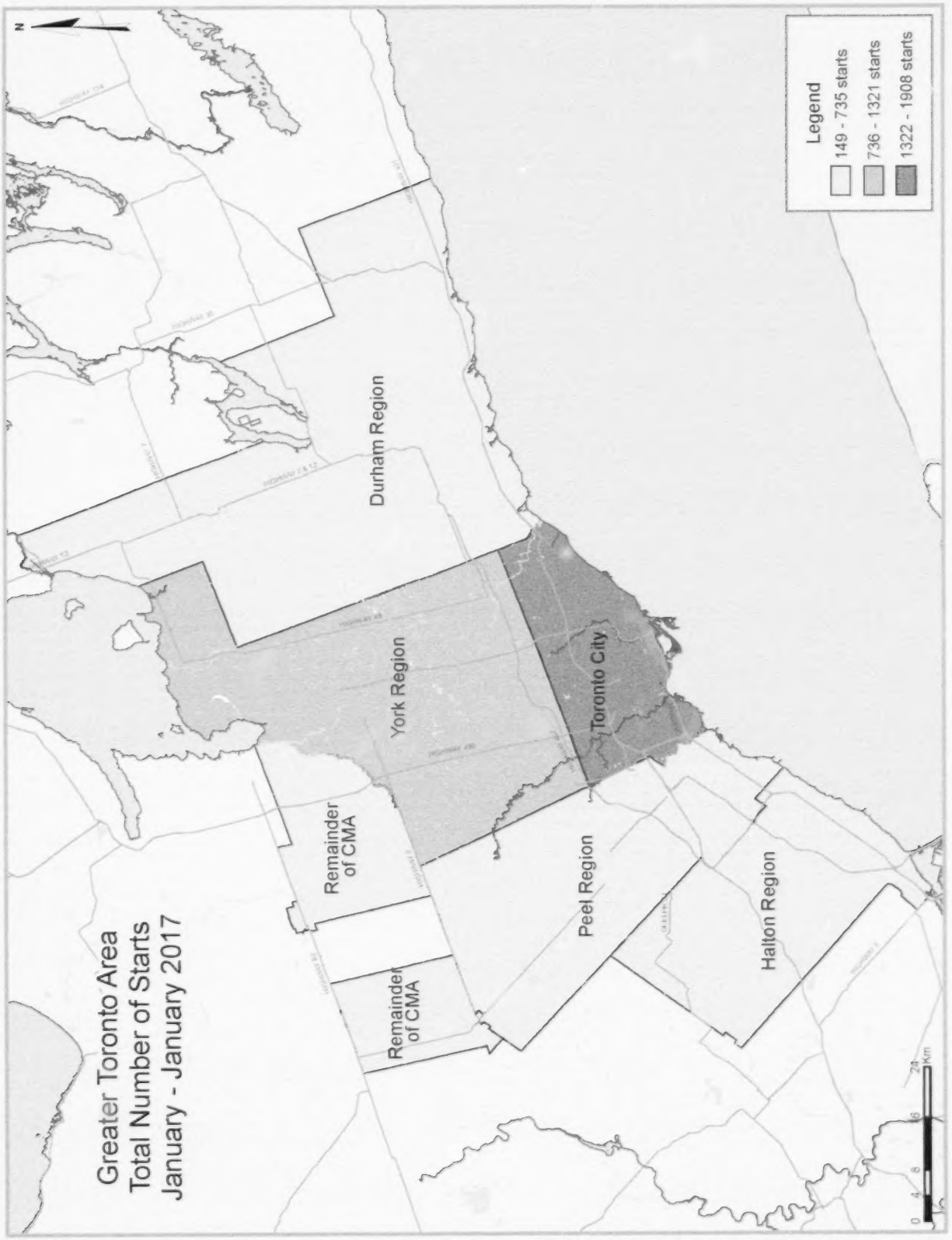

Greater Toronto Area
Number of Starts (Multiples)
January 2017
Legend
34 - 637 starts
638 - 1241 starts
1242 - 1845 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km

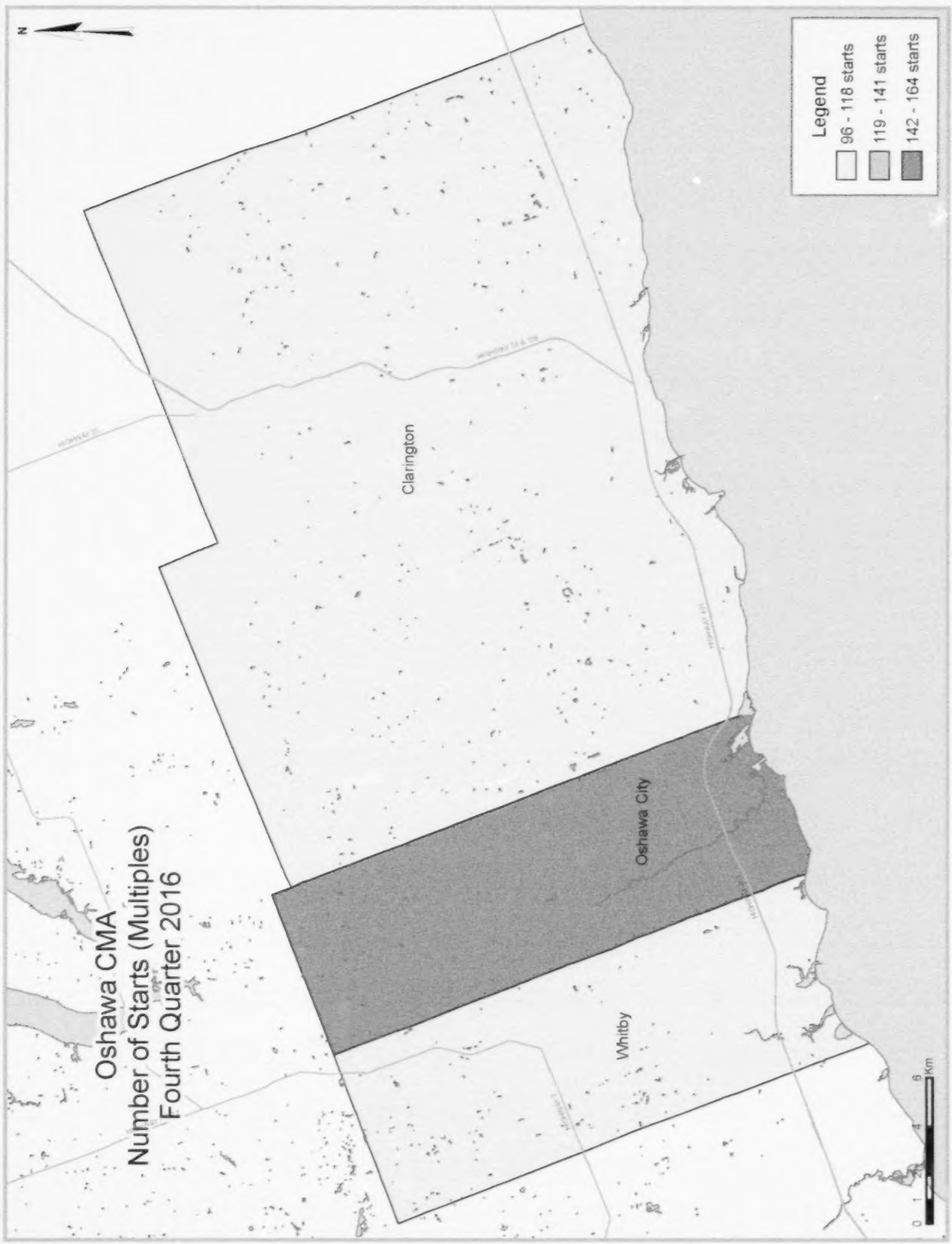

Greater Toronto Area
Number of Starts (Singles)
January 2017
Legend
63 - 139 starts
140 - 216 starts
217 - 293 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km

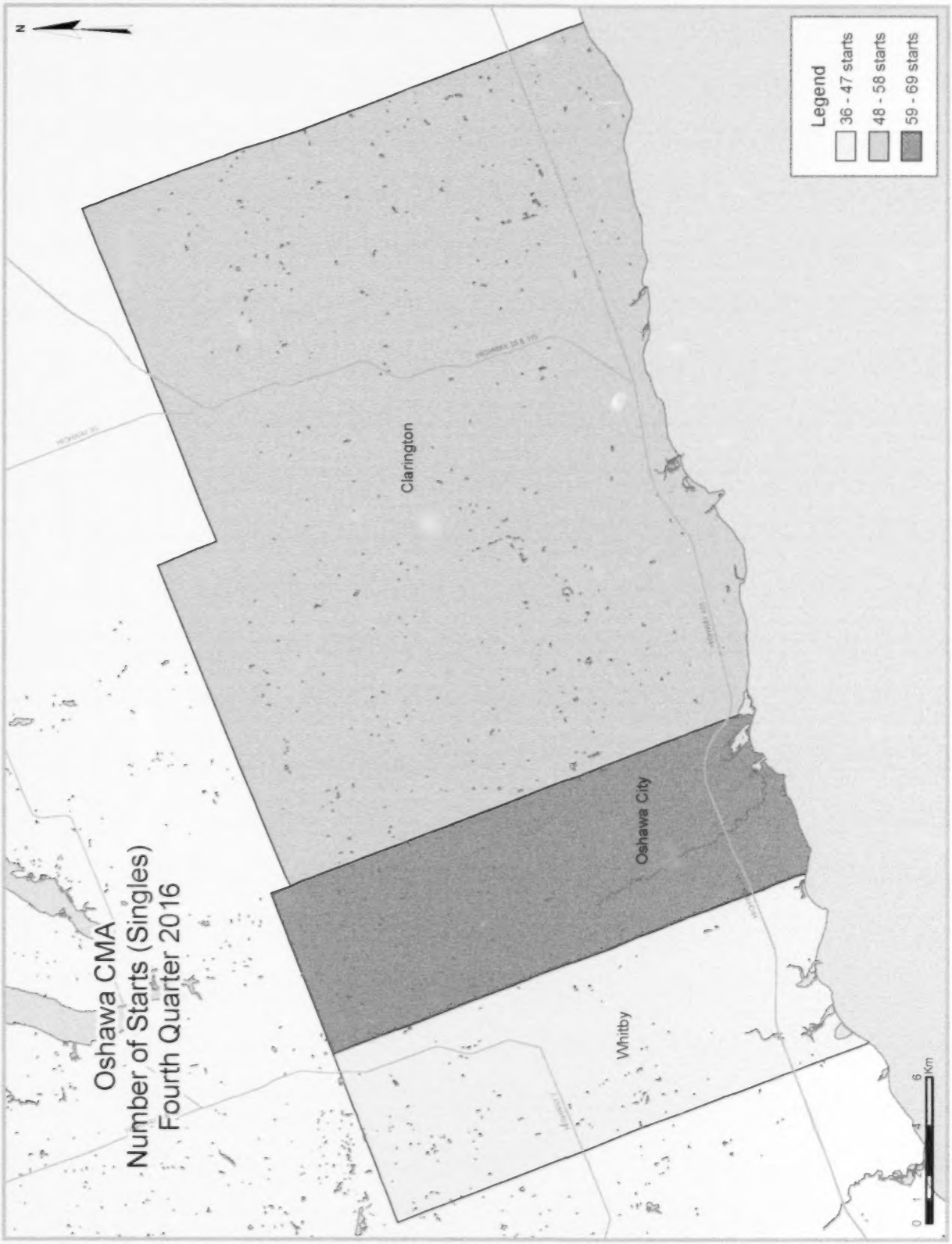

Greater Toronto Area
Total Number of Starts
January 2017
N
Legend
149 - 735 starts
736 - 1321 starts
1322 - 1908 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

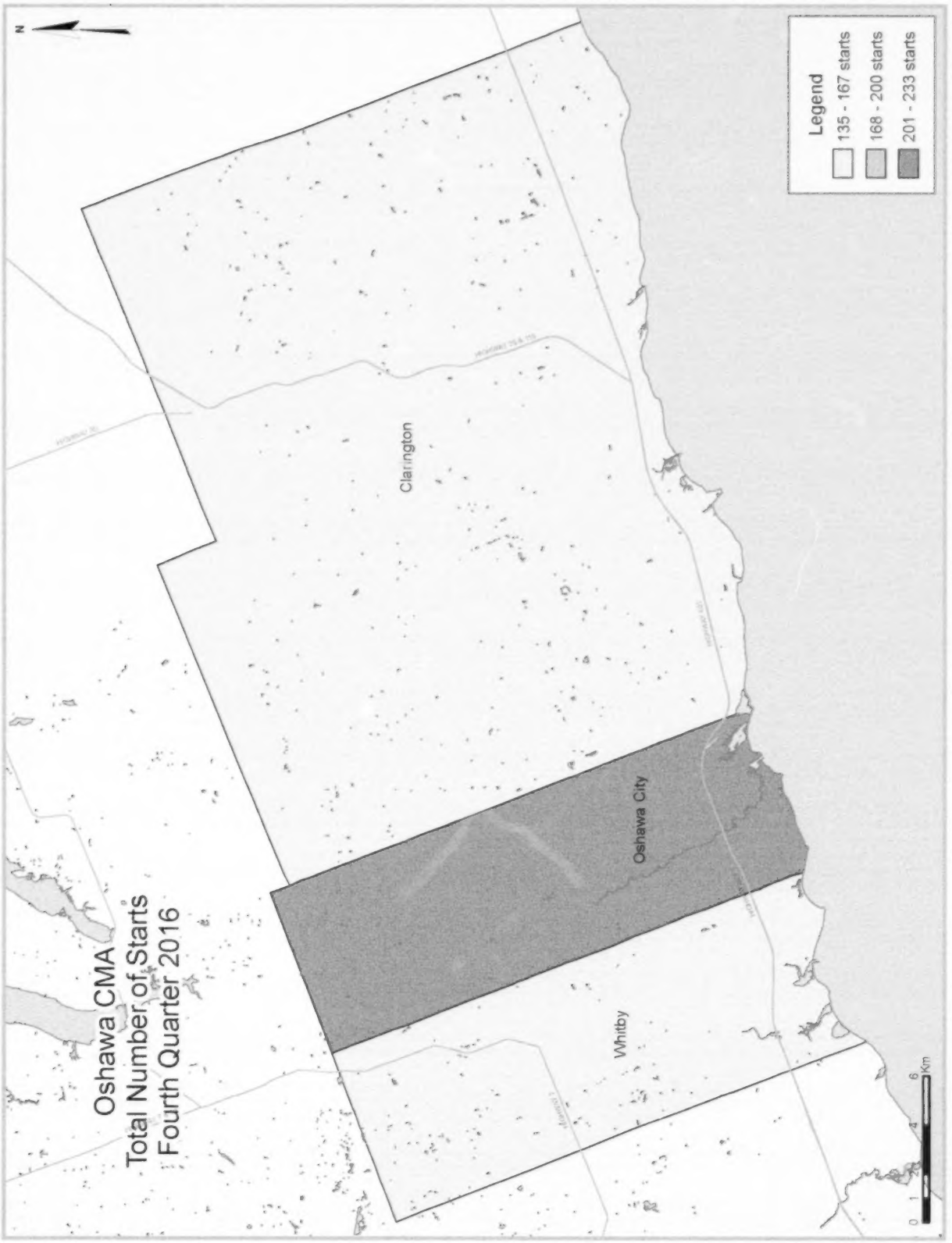

Greater Toronto Area
Number of Starts (Multiples)
January - January 2017
Legend
34 - 637 starts
638 - 1241 starts
1242 - 1845 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
KM

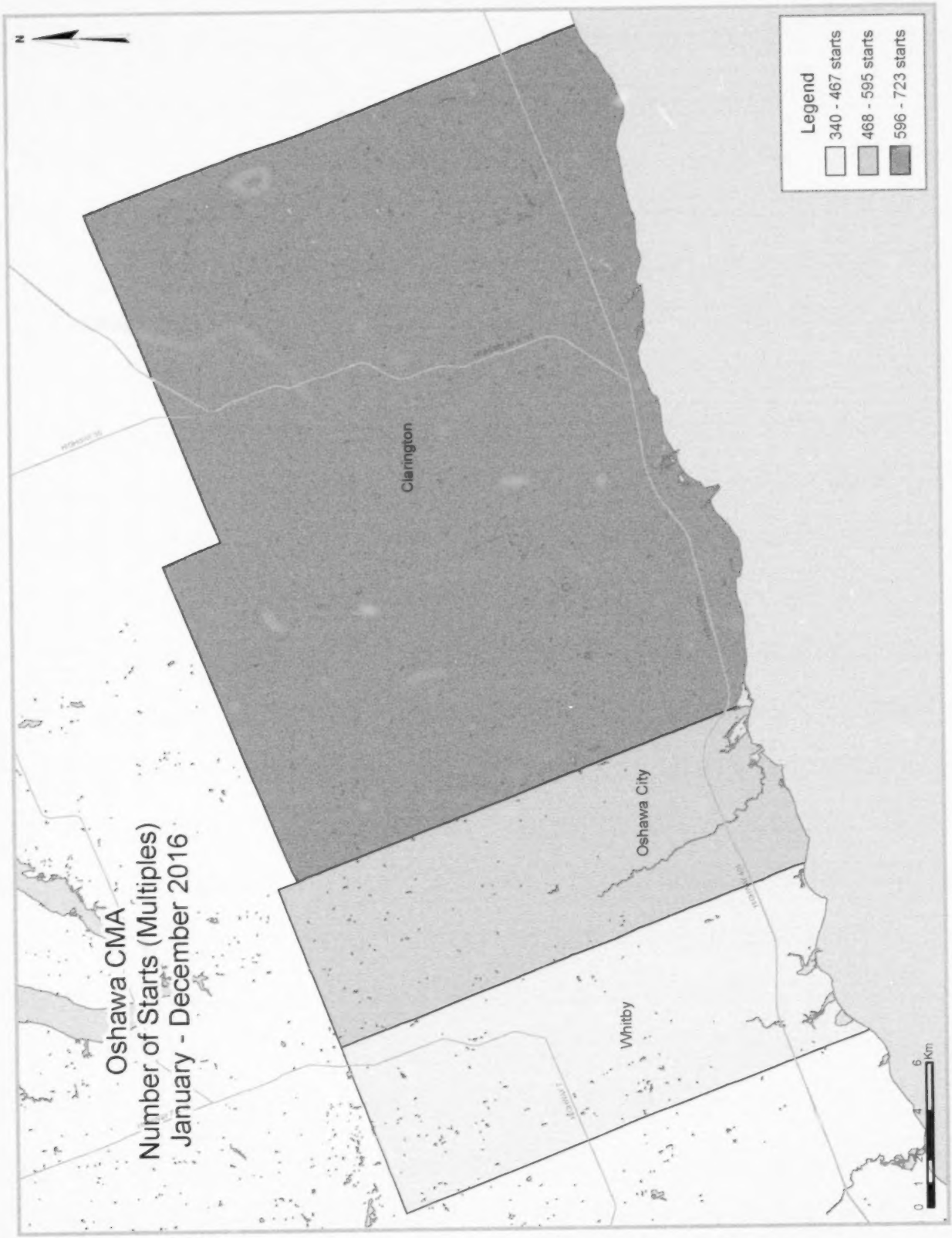

Greater Toronto Area
Number of Starts (Singles)
January - January 2017
Legend
63 - 139 starts
140 - 216 starts
217 - 293 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km

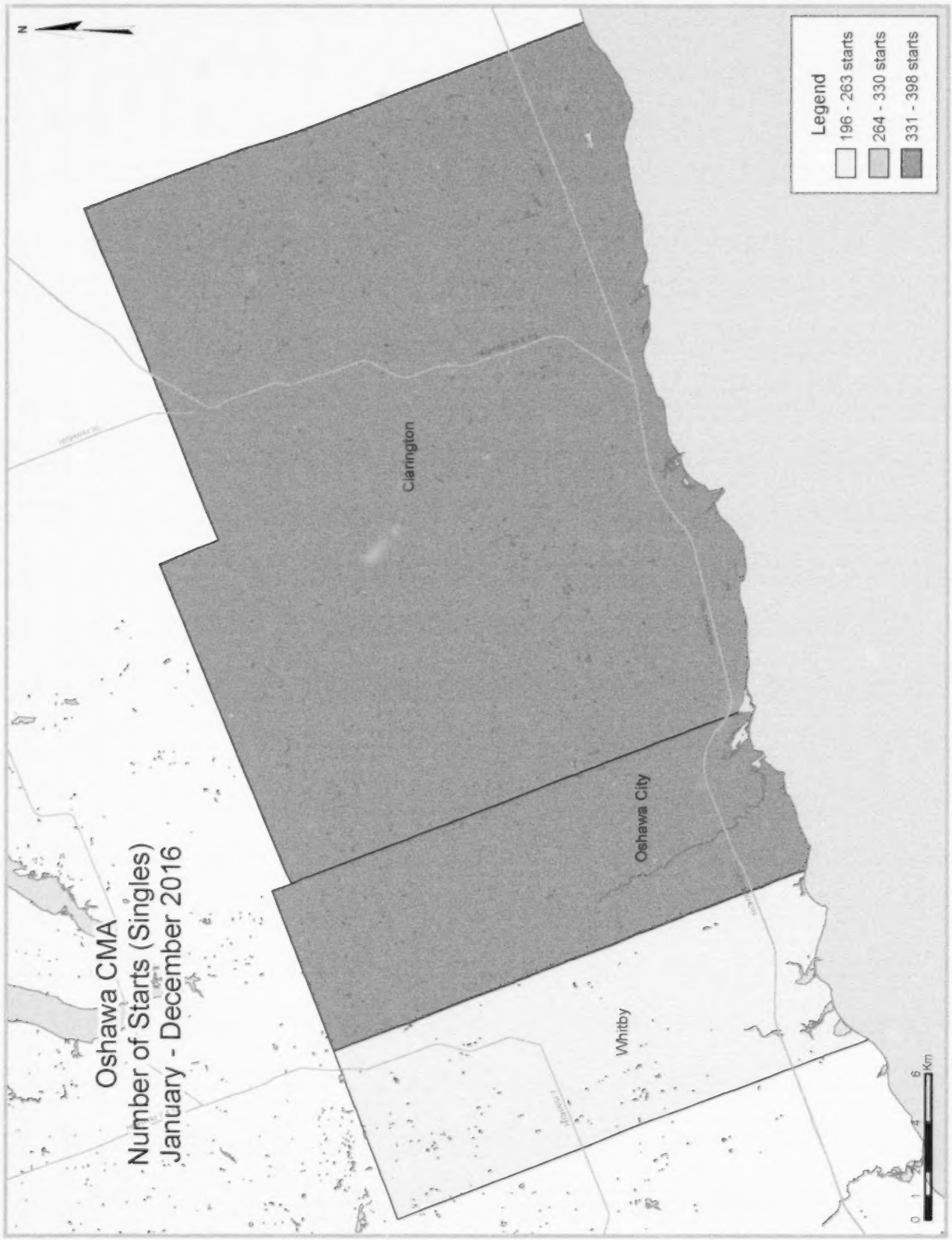

Greater Toronto Area
Total Number of Starts
January - January 2017
Legend
149 - 735 starts
736 - 1321 starts
1322 - 1908 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km


Oshawa CMA
Number of Starts (Multiples)
Fourth Quarter 2016
Legend
96 - 118 starts
119 - 141 starts
142 - 164 starts
Clarington
Oshawa City
Whitby
N
0
2
4
6
Km


Oshawa CMA
Number of Starts (Singles)
Fourth Quarter 2016
Legend
36 - 47 starts
48 - 58 starts
59 - 69 starts
Clarington
Oshawa City
Whitby
N
0
6
Km


Oshawa CMA
Total Number of Starts
Fourth Quarter 2016
Legend
135 - 167 starts
168 - 200 starts
201 - 233 starts
Clarington
Oshawa City
Whitby
N
0
1
4
6
Km


Oshawa CMA
Number of Starts (Multiples)
January - December 2016
Legend
340 - 467 starts
468 - 595 starts
596 - 723 starts
Clarington
Oshawa City
Whitby
N
0
2
4
6
Km


Oshawa CMA
Number of Starts (Singles)
January - December 2016
Legend
196 - 263 starts
264 - 330 starts
331 - 398 starts
Clarington
Oshawa City
Whitby
N
0
2
4
6
Km

Oshawa CMA
Total Number of Starts
January - December 2016
Legend
536 - 731 starts
732 - 926 starts
927 - 1121 starts
Clarington
Oshawa City
Whitby
N
0
1
3
6
Km

ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region (part)	Halton Hills, Milton, Oakville
Durham Region (part)	Ajax, Pickering, Uxbridge
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA
Whitby (Town)
Oshawa (City)
Clarington (Municipality)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) January 2017		
Toronto CMA[1]	December 2016	January 2017
Trend[2]	37,285	39,465
SAAR	34,477	52,941
	January 2016	January 2017
Actual		
January - Single-Detached	643	871
January - Multiples	1,200	3,139
January - Total	1,843	4,010
January to January - Single-Detached	643	871
January to January - Multiples	1,200	3,139
January to January - Total	1,843	4,010

Table 1b: Housing Starts (SAAR and Trend) January 2017		
Oshawa CMA[1]	December 2016	January 2017
Trend[2]	2,068	2,279
SAAR	1,501	2,972
	January 2016	January 2017
Actual		
January - Single-Detached	62	106
January - Multiples	231	67
January - Total	293	173
January to January - Single-Detached	62	106
January to January - Multiples	231	67
January to January - Total	293	173

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2017	870	60	355	1	124	2,445	0	155	4,010
January 2016	634	72	256	9	6	860	0	6	1,843
% Change	37.2	-16.7	38.7	-88.9	**	184.3	n/a	**	117.6
Year-to-date 2017	870	60	355	1	124	2,445	0	155	4,010
Year-to-date 2016	634	72	256	9	6	860	0	6	1,843
% Change	37.2	-16.7	38.7	-88.9	**	184.3	n/a	**	117.6
UNDER CONSTRUCTION									
January 2017	11,636	966	5,754	14	832	43,966	82	5,265	68,515
January 2016	9,148	1,132	3,849	49	1,319	42,097	74	4,898	62,566
% Change	27.2	-14.7	49.5	-71.4	-36.9	4.4	10.8	7.5	9.5
COMPLETIONS									
January 2017	1,062	156	415	4	71	2,211	16	484	4,419
January 2016	972	106	670	1	205	2,093	0	57	4,104
% Change	9.3	47.2	-38.1	**	-65.4	5.6	n/a	**	7.7
Year-to-date 2017	1,062	156	415	4	71	2,211	16	484	4,419
Year-to-date 2016	972	106	670	1	205	2,093	0	57	4,104
% Change	9.3	47.2	-38.1	**	-65.4	5.6	n/a	**	7.7
COMPLETED & NOT ABSORBED									
January 2017	299	23	110	0	21	889	n/a	n/a	1,342
January 2016	269	18	62	0	25	1,831	n/a	n/a	2,205
% Change	11.2	27.8	77.4	n/a	-16.0	-51.4	n/a	n/a	-39.1
ABSORBED									
January 2017	1,043	154	362	4	71	2,354	n/a	n/a	3,988
January 2016	985	106	670	1	205	2,228	n/a	n/a	4,195
% Change	5.9	45.3	-46.0	**	-65.4	5.7	n/a	n/a	-4.9
Year-to-date 2017	1,043	154	362	4	71	2,354	n/a	n/a	3,988
Year-to-date 2016	985	106	670	1	205	2,228	n/a	n/a	4,195
% Change	5.9	45.3	-46.0	**	-65.4	5.7	n/a	n/a	-4.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2017	106	0	60	0	7	0	0	0	173
January 2016	62	0	5	0	0	130	2	94	293
% Change	71.0	n/a	**	n/a	n/a	-100.0	-100.0	-100.0	-41.0
Year-to-date 2017	106	0	60	0	7	0	0	0	173
Year-to-date 2016	62	0	5	0	0	130	2	94	293
% Change	71.0	n/a	**	n/a	n/a	-100.0	-100.0	-100.0	-41.0
UNDER CONSTRUCTION									
January 2017	729	38	369	0	279	643	2	800	2,860
January 2016	937	16	280	1	156	262	5	871	2,528
% Change	-22.2	137.5	31.8	-100.0	78.8	145.4	-60.0	-8.2	13.1
COMPLETIONS									
January 2017	116	6	100	0	49	9	0	2	282
January 2016	115	4	14	0	10	0	0	0	143
% Change	0.9	50.0	**	n/a	**	n/a	n/a	n/a	97.2
Year-to-date 2017	116	6	100	0	49	9	0	2	282
Year-to-date 2016	115	4	14	0	10	0	0	0	143
% Change	0.9	50.0	**	n/a	**	n/a	n/a	n/a	97.2
COMPLETED & NOT ABSORBED									
January 2017	25	2	0	0	1	0	n/a	n/a	28
January 2016	28	2	0	0	0	0	n/a	n/a	30
% Change	-10.7	0.0	n/a	n/a	n/a	n/a	n/a	n/a	-6.7
ABSORBED									
January 2017	117	6	100	0	49	9	n/a	n/a	281
January 2016	115	2	14	0	10	0	n/a	n/a	141
% Change	1.7	200.0	**	n/a	**	n/a	n/a	n/a	99.3
Year-to-date 2017	117	6	100	0	49	9	n/a	n/a	281
Year-to-date 2016	115	2	14	0	10	0	n/a	n/a	141
% Change	1.7	200.0	**	n/a	**	n/a	n/a	n/a	99.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2017	862	42	399	1	131	2,445	0	155	4,035
January 2016	628	26	200	9	6	990	2	100	1,961
% Change	37.3	61.5	99.5	-88.9	**	147.0	-100.0	55.0	105.8
Year-to-date 2017	862	42	399	1	131	2,445	0	155	4,035
Year-to-date 2016	628	26	200	9	6	990	2	100	1,961
% Change	37.3	61.5	99.5	-88.9	**	147.0	-100.0	55.0	105.8
UNDER CONSTRUCTION									
January 2017	11,251	926	5,764	5	1,113	45,424	47	6,062	70,592
January 2016	9,514	1,044	3,858	34	1,487	42,698	79	5,921	64,635
% Change	18.3	-11.3	49.4	-85.3	-25.2	6.4	-40.5	2.4	9.2
COMPLETIONS									
January 2017	1,103	142	497	1	120	2,442	16	486	4,807
January 2016	972	110	684	0	215	2,093	0	57	4,131
% Change	13.5	29.1	-27.3	n/a	-44.2	16.7	n/a	**	16.4
Year-to-date 2017	1,103	142	497	1	120	2,442	16	486	4,807
Year-to-date 2016	972	110	684	0	215	2,093	0	57	4,131
% Change	13.5	29.1	-27.3	n/a	-44.2	16.7	n/a	**	16.4
COMPLETED & NOT ABSORBED									
January 2017	313	26	94	0	22	889	n/a	n/a	1,344
January 2016	302	21	46	0	25	1,813	n/a	n/a	2,207
% Change	3.6	23.8	104.3	n/a	-12.0	-51.0	n/a	n/a	-39.1
ABSORBED									
January 2017	1,084	140	444	1	120	2,585	n/a	n/a	4,374
January 2016	980	108	684	0	215	2,228	n/a	n/a	4,215
% Change	10.6	29.6	-35.1	n/a	-44.2	16.0	n/a	n/a	3.8
Year-to-date 2017	1,084	140	444	1	120	2,585	n/a	n/a	4,374
Year-to-date 2016	980	108	684	0	215	2,228	n/a	n/a	4,215
% Change	10.6	29.6	-35.1	n/a	-44.2	16.0	n/a	n/a	3.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
January 2017	63	0	0	0	124	1,566	0	155	1,908
January 2016	67	2	12	0	0	725	0	0	806
York Region									
January 2017	292	2	260	1	0	434	0	0	989
January 2016	135	0	9	0	6	0	0	6	156
Peel Region									
January 2017	215	40	0	0	0	445	0	0	700
January 2016	166	24	124	9	0	0	0	0	323
Halton Region									
January 2017	70	0	79	0	0	0	0	0	149
January 2016	196	0	50	0	0	135	0	0	381
Durham Region									
January 2017	222	0	60	0	7	0	0	0	289
January 2016	64	0	5	0	0	130	2	94	295
Toronto CMA									
January 2017	870	60	355	1	124	2,445	0	155	4,010
January 2016	634	72	256	9	6	860	0	6	1,843
Oshawa CMA									
January 2017	106	0	60	0	7	0	0	0	173
January 2016	62	0	5	0	0	130	2	94	293
Greater Toronto Area									
January 2017	862	42	399	1	131	2,445	0	155	4,035
January 2016	628	26	200	9	6	990	2	100	1,961

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket January 2017									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
January 2017	1,670	154	739	0	492	33,053	40	4,707	40,855
January 2016	1,651	184	554	3	291	30,087	38	4,023	36,831
York Region									
January 2017	4,094	152	2,424	5	136	5,955	0	231	12,997
January 2016	2,648	132	1,194	2	227	6,344	0	251	10,798
Peel Region									
January 2017	3,197	490	1,208	0	99	3,168	5	324	8,491
January 2016	2,789	670	972	24	521	2,985	36	621	8,618
Halton Region									
January 2017	1,048	74	870	0	13	2,436	0	0	4,441
January 2016	1,163	24	720	4	236	2,851	0	155	5,153
Durham Region									
January 2017	1,242	56	523	0	373	812	2	800	3,808
January 2016	1,263	34	418	1	212	431	5	871	3,235
Toronto CMA									
January 2017	11,636	966	5,754	14	832	43,966	82	5,265	68,515
January 2016	9,148	1,132	3,849	49	1,319	42,097	74	4,898	62,566
Oshawa CMA									
January 2017	729	38	369	0	279	643	2	800	2,860
January 2016	937	16	280	1	156	262	5	871	2,528
Greater Toronto Area									
January 2017	11,251	926	5,764	5	1,113	45,424	47	6,062	70,592
January 2016	9,514	1,044	3,858	34	1,487	42,698	79	5,921	64,635

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
January 2017	99	2	0	0	51	1,623	16	472	2,263
January 2016	46	2	0	0	12	1,532	0	0	1,592
York Region									
January 2017	313	40	44	0	20	54	0	0	471
January 2016	286	6	70	0	146	450	0	0	958
Peel Region									
January 2017	422	66	245	0	0	478	0	12	1,223
January 2016	374	96	554	0	37	81	0	57	1,199
Halton Region									
January 2017	103	18	108	0	0	278	0	0	507
January 2016	84	0	46	0	10	30	0	0	170
Durham Region									
January 2017	166	16	100	1	49	9	0	2	343
January 2016	182	6	14	0	10	0	0	0	212
Toronto CMA									
January 2017	1,062	156	415	4	71	2,211	16	484	4,419
January 2016	972	106	670	1	205	2,093	0	57	4,104
Oshawa CMA									
January 2017	116	6	100	0	49	9	0	2	282
January 2016	115	4	14	0	10	0	0	0	143
Greater Toronto Area									
January 2017	1,103	142	497	1	120	2,442	16	486	4,807
January 2016	972	110	684	0	215	2,093	0	57	4,131

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
January 2017	221	13	19	0	21	782	n/a	n/a	1,056
January 2016	186	8	20	0	19	1,556	n/a	n/a	1,789
York Region									
January 2017	48	8	0	0	0	54	n/a	n/a	110
January 2016	43	10	0	0	6	237	n/a	n/a	296
Peel Region									
January 2017	2	0	22	0	0	0	n/a	n/a	24
January 2016	14	0	22	0	0	0	n/a	n/a	36
Halton Region									
January 2017	15	1	53	0	0	53	n/a	n/a	122
January 2016	30	1	0	0	0	20	n/a	n/a	51
Durham Region									
January 2017	27	4	0	0	1	0	n/a	n/a	32
January 2016	29	2	4	0	0	0	n/a	n/a	35
Toronto CMA									
January 2017	299	23	110	0	21	889	n/a	n/a	1,342
January 2016	269	18	62	0	25	1,831	n/a	n/a	2,205
Oshawa CMA									
January 2017	25	2	0	0	1	0	n/a	n/a	28
January 2016	28	2	0	0	0	0	n/a	n/a	30
Greater Toronto Area									
January 2017	313	26	94	0	22	889	n/a	n/a	1,344
January 2016	302	21	46	0	25	1,813	n/a	n/a	2,207

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
January 2017	99	2	0	0	51	1,755	n/a	n/a	1,907
January 2016	55	2	0	0	12	1,623	n/a	n/a	1,692
York Region									
January 2017	295	40	44	0	20	65	n/a	n/a	464
January 2016	289	6	70	0	146	494	n/a	n/a	1,005
Peel Region									
January 2017	421	66	245	0	0	478	n/a	n/a	1,210
January 2016	374	96	554	0	37	81	n/a	n/a	1,142
Halton Region									
January 2017	103	18	55	0	0	278	n/a	n/a	454
January 2016	86	0	46	0	10	30	n/a	n/a	172
Durham Region									
January 2017	166	14	100	1	49	9	n/a	n/a	339
January 2016	176	4	14	0	10	0	n/a	n/a	204
Toronto CMA									
January 2017	1,043	154	362	4	71	2,354	n/a	n/a	3,988
January 2016	985	106	670	1	205	2,228	n/a	n/a	4,195
Oshawa CMA									
January 2017	117	6	100	0	49	9	n/a	n/a	281
January 2016	115	2	14	0	10	0	n/a	n/a	141
Greater Toronto Area									
January 2017	1,084	140	444	1	120	2,585	n/a	n/a	4,374
January 2016	980	108	684	0	215	2,228	n/a	n/a	4,215

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Toronto CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	11,863	886	4,630	21	474	18,486	116	2,551	39,027
% Change	16.5	-19.0	7.5	-48.8	-57.9	-18.5	84.1	-8.2	-7.7
2015	10,182	1,094	4,307	41	1,126	22,695	63	2,779	42,287
% Change	15.7	-28.0	42.4	46.4	26.7	76.5	**	54.5	46.2
2014	8,802	1,520	3,025	28	889	12,862	4	1,799	28,929
% Change	-6.1	-18.2	-14.4	-34.9	54.1	-26.3	-60.0	157.4	-13.8
2013	9,378	1,858	3,532	43	577	17,450	10	699	33,547
% Change	-12.0	-16.8	-26.8	10.3	-41.3	-36.3	-64.3	-63.7	-30.3
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA
2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	945	52	458	0	261	520	4	251	2,491
% Change	-33.3	160.0	57.9	-100.0	113.9	**	n/a	-58.5	-3.7
2015	1,417	20	290	1	122	132	0	605	2,587
% Change	24.3	-37.5	4.3	n/a	10.9	n/a	-100.0	**	54.8
2014	1,140	32	278	0	110	0	1	110	1,671
% Change	29.1	-51.5	135.6	n/a	**	n/a	-97.0	-58.2	20.7
2013	883	66	118	0	21	0	33	263	1,384
% Change	-23.4	32.0	6.3	n/a	-88.6	-100.0	**	77.7	-23.2
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts in the Greater Toronto Area 2007 - 2016

	Ownership								
	Freehold			Condominium			Rental		Total*
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	11,372	820	4,767	14	724	19,671	83	2,801	40,252
% Change	5.6	-19.6	7.8	-39.1	-42.1	-14.9	31.7	-17.2	-8.6
2015	10,773	1,020	4,422	23	1,250	23,112	63	3,384	44,047
% Change	16.6	-33.8	34.4	155.6	19.4	78.0	**	77.3	46.7
2014	9,243	1,540	3,290	9	1,047	12,982	5	1,909	30,025
% Change	-4.1	-17.9	-4.7	-10.0	50.0	-26.6	-88.4	50.4	-13.4
2013	9,637	1,876	3,451	10	698	17,690	43	1,269	34,674
% Change	-14.6	-15.5	-29.8	**	-42.0	-36.6	43.3	-38.7	-30.1
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	***	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	***	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	% Change
Toronto City	63	67	0	2	124	12	1,721	725	1,908	806	136.7
Toronto	9	12	0	0	0	12	1,721	675	1,730	699	147.5
East York	7	3	0	2	0	0	0	0	7	5	40.0
Etobicoke	13	10	0	0	0	0	0	0	13	10	30.0
North York	21	27	0	0	0	0	0	0	21	27	-22.2
Scarborough	11	12	0	0	0	0	0	50	11	62	-82.3
York	2	3	0	0	124	0	0	0	126	3	**
York Region	293	135	2	0	260	15	434	6	989	156	**
Aurora	72	33	0	0	0	0	77	0	149	33	**
East Gwillimbury	121	2	0	0	108	0	0	0	229	2	**
Georgina Township	18	40	2	0	24	0	0	0	44	40	10.0
King Township	9	12	0	0	0	0	0	0	9	12	-25.0
Markham	13	16	0	0	39	0	108	0	160	16	**
Newmarket	16	11	0	0	0	0	0	6	16	17	-5.9
Richmond Hill	19	10	0	0	0	6	189	0	208	16	**
Vaughan	20	10	0	0	89	0	60	0	169	10	**
Whitchurch-Stouffville	5	1	0	0	0	9	0	0	5	10	-50.0
Peel Region	215	175	40	24	0	124	445	0	700	323	116.7
Brampton	195	135	38	20	0	94	0	0	233	249	-6.4
Caledon	18	23	0	2	0	16	0	0	18	41	-56.1
Mississauga	2	17	2	2	0	14	445	0	449	33	**
Halton Region	70	196	0	0	79	50	0	135	149	381	-60.9
Burlington	7	2	0	0	0	0	0	0	7	2	**
Halton Hills	5	6	0	0	0	0	0	0	5	6	-16.7
Milton	47	44	0	0	22	19	0	135	69	198	-65.2
Oakville	11	144	0	0	57	31	0	0	68	175	-61.1
Durham Region	222	64	0	2	67	5	0	224	289	295	-2.0
Ajax	13	1	0	0	0	0	0	0	13	1	**
Brock	2	0	0	0	0	0	0	0	2	0	n/a
Clarington	42	16	0	0	0	0	0	130	42	146	-71.2
Oshawa	61	35	0	2	54	5	0	94	115	136	-15.4
Pickering	70	0	0	0	0	0	0	0	70	0	n/a
Scugog	2	0	0	0	0	0	0	0	2	0	n/a
Uxbridge	29	1	0	0	0	0	0	0	29	1	**
Whitby	3	11	0	0	13	0	0	0	16	11	45.5
Remainder of Toronto CMA	125	70	18	46	16	61	0	0	159	177	-10.2
Bradford West Gwillimbury	42	17	0	20	0	11	0	0	42	48	-12.5
Town of Mono	3	0	0	0	0	0	0	0	3	0	n/a
New Tecumseth	76	47	18	26	0	50	0	0	94	123	-23.6
Orangeville	4	6	0	0	16	0	0	0	20	6	**
Toronto CMA	871	643	60	72	479	262	2,600	866	4,010	1,843	117.6
Oshawa CMA	106	62	0	2	67	5	0	224	173	293	-41.0
Greater Toronto Area (GTA)	863	637	42	28	530	206	2,600	1,090	4,035	1,961	105.8

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Toronto City	63	67	0	2	124	12	1,721	725	1,908	806	136.7
Toronto	9	12	0	0	0	12	1,721	675	1,730	699	147.5
East York	7	3	0	2	0	0	0	0	7	5	40.0
Etobicoke	13	10	0	0	0	0	0	0	13	10	30.0
North York	21	27	0	0	0	0	0	0	21	27	-22.2
Scarborough	11	12	0	0	0	0	0	50	11	62	-82.3
York	2	3	0	0	124	0	0	0	126	3	**
York Region	293	135	2	0	260	15	434	6	989	156	**
Aurora	72	33	0	0	0	0	77	0	149	33	**
East Gwillimbury	121	2	0	0	108	0	0	0	229	2	**
Georgina Township	18	40	2	0	24	0	0	0	44	40	10.0
King Township	9	12	0	0	0	0	0	0	9	12	-25.0
Markham	13	16	0	0	39	0	108	0	160	16	**
Newmarket	16	11	0	0	0	0	0	6	16	17	-5.9
Richmond Hill	19	10	0	0	0	6	189	0	208	16	**
Vaughan	20	10	0	0	89	0	60	0	169	10	**
Whitchurch-Stouffville	5	1	0	0	0	9	0	0	5	10	-50.0
Peel Region	215	175	40	24	0	124	445	0	700	323	116.7
Brampton	195	135	38	20	0	94	0	0	233	249	-6.4
Caledon	18	23	0	2	0	16	0	0	18	41	-56.1
Mississauga	2	17	2	2	0	14	445	0	449	33	**
Halton Region	70	196	0	0	79	50	0	135	149	381	-60.9
Burlington	7	2	0	0	0	0	0	0	7	2	**
Halton Hills	5	6	0	0	0	0	0	0	5	6	-16.7
Milton	47	44	0	0	22	19	0	135	69	198	-65.2
Oakville	11	144	0	0	57	31	0	0	68	175	-61.1
Durham Region	222	64	0	2	67	5	0	224	289	295	-2.0
Ajax	13	1	0	0	0	0	0	0	13	1	**
Brock	2	0	0	0	0	0	0	0	2	0	n/a
Clarington	42	16	0	0	0	0	0	130	42	146	-71.2
Oshawa	61	35	0	2	54	5	0	94	115	136	-15.4
Pickering	70	0	0	0	0	0	0	0	70	0	n/a
Scugog	2	0	0	0	0	0	0	0	2	0	n/a
Uxbridge	29	1	0	0	0	0	0	0	29	1	**
Whitby	3	11	0	0	13	0	0	0	16	11	45.5
Remainder of Toronto CMA	125	70	18	46	16	61	0	0	159	177	-10.2
Bradford West Gwillimbury	42	17	0	20	0	11	0	0	42	48	-12.5
Town of Mono	3	0	0	0	0	0	0	0	3	0	n/a
New Tecumseth	76	47	18	26	0	50	0	0	94	123	-23.6
Orangeville	4	6	0	0	16	0	0	0	20	6	**
Toronto CMA	871	643	60	72	479	262	2,600	866	4,010	1,843	117.6
Oshawa CMA	106	62	0	2	67	5	0	224	173	293	-41.0
Greater Toronto Area (GTA)	863	637	42	28	530	206	2,600	1,090	4,035	1,961	105.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Toronto City	124	12	0	0	1,566	725	155	0
Toronto	0	12	0	0	1,566	675	155	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	0	0	0	0	0	0	0
Scarborough	0	0	0	0	0	50	0	0
York	124	0	0	0	0	0	0	0
York Region	260	15	0	0	434	0	0	6
Aurora	0	0	0	0	77	0	0	0
East Gwillimbury	108	0	0	0	0	0	0	0
Georgina Township	24	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	39	0	0	0	108	0	0	0
Newmarket	0	0	0	0	0	0	0	6
Richmond Hill	0	6	0	0	189	0	0	0
Vaughan	89	0	0	0	60	0	0	0
Whitchurch-Stouffville	0	9	0	0	0	0	0	0
Peel Region	0	124	0	0	445	0	0	0
Brampton	0	94	0	0	0	0	0	0
Caledon	0	16	0	0	0	0	0	0
Mississauga	0	14	0	0	445	0	0	0
Halton Region	79	50	0	0	0	135	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	22	19	0	0	0	135	0	0
Oakville	57	31	0	0	0	0	0	0
Durham Region	67	5	0	0	0	130	0	94
Ajax	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	130	0	0
Oshawa	54	5	0	0	0	0	0	94
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	13	0	0	0	0	0	0	0
Remainder of Toronto CMA	16	61	0	0	0	0	0	0
Bradford West Gwillimbury	0	11	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	50	0	0	0	0	0	0
Orangeville	16	0	0	0	0	0	0	0
Toronto CMA	479	262	0	0	2,445	860	155	6
Oshawa CMA	67	5	0	0	0	130	0	94
Greater Toronto Area (GTA)	530	206	0	0	2,445	990	155	100

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Toronto City	124	12	0	0	1,566	725	155	0
Toronto	0	12	0	0	1,566	675	155	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	0	0	0	0	0	0	0
Scarborough	0	0	0	0	0	50	0	0
York	124	0	0	0	0	0	0	0
York Region	260	15	0	0	434	0	0	6
Aurora	0	0	0	0	77	0	0	0
East Gwillimbury	108	0	0	0	0	0	0	0
Georgina Township	24	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	39	0	0	0	108	0	0	0
Newmarket	0	0	0	0	0	0	0	6
Richmond Hill	0	6	0	0	189	0	0	0
Vaughan	89	0	0	0	60	0	0	0
Whitchurch-Stouffville	0	9	0	0	0	0	0	0
Peel Region	0	124	0	0	445	0	0	0
Brampton	0	94	0	0	0	0	0	0
Caledon	0	16	0	0	0	0	0	0
Mississauga	0	14	0	0	445	0	0	0
Halton Region	79	50	0	0	0	135	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	22	19	0	0	0	135	0	0
Oakville	57	31	0	0	0	0	0	0
Durham Region	67	5	0	0	0	130	0	94
Ajax	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	130	0	0
Oshawa	54	5	0	0	0	0	0	94
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	13	0	0	0	0	0	0	0
Remainder of Toronto CMA	16	61	0	0	0	0	0	0
Bradford West Gwillimbury	0	11	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	50	0	0	0	0	0	0
Orangeville	16	0	0	0	0	0	0	0
Toronto CMA	479	262	0	0	2,445	860	155	6
Oshawa CMA	67	5	0	0	0	130	0	94
Greater Toronto Area (GTA)	530	206	0	0	2,445	990	155	100

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
January 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Toronto City	63	81	1,690	725	155	0	1,908	806
Toronto	9	24	1,566	675	155	0	1,730	699
East York	7	5	0	0	0	0	7	5
Etobicoke	13	10	0	0	0	0	13	10
North York	21	27	0	0	0	0	21	27
Scarborough	11	12	0	50	0	0	11	62
York	2	3	124	0	0	0	126	3
York Region	554	144	435	6	0	6	989	156
Aurora	72	33	77	0	0	0	149	33
East Gwillimbury	229	2	0	0	0	0	229	2
Georgina Township	43	40	1	0	0	0	44	40
King Township	9	12	0	0	0	0	9	12
Markham	52	16	108	0	0	0	160	16
Newmarket	16	11	0	0	0	6	16	17
Richmond Hill	19	10	189	6	0	0	208	16
Vaughan	109	10	60	0	0	0	169	10
Whitchurch-Stouffville	5	10	0	0	0	0	5	10
Peel Region	255	314	445	9	0	0	700	323
Brampton	233	240	0	9	0	0	233	249
Caledon	18	41	0	0	0	0	18	41
Mississauga	4	33	445	0	0	0	449	33
Halton Region	149	246	0	135	0	0	149	381
Burlington	7	2	0	0	0	0	7	2
Halton Hills	5	6	0	0	0	0	5	6
Milton	69	63	0	135	0	0	69	198
Oakville	68	175	0	0	0	0	68	175
Durham Region	282	69	7	130	0	96	289	295
Ajax	13	1	0	0	0	0	13	1
Brock	2	0	0	0	0	0	2	0
Clarington	42	16	0	130	0	0	42	146
Oshawa	115	40	0	0	0	96	115	136
Pickering	70	0	0	0	0	0	70	0
Scugog	2	0	0	0	0	0	2	0
Uxbridge	29	1	0	0	0	0	29	1
Whitby	9	11	7	0	0	0	16	11
Remainder of Toronto CMA	159	177	0	0	0	0	159	177
Bradford West Gwillimbury	42	48	0	0	0	0	42	48
Town of Mono	3	0	0	0	0	0	3	0
New Tecumseth	94	123	0	0	0	0	94	123
Orangeville	20	6	0	0	0	0	20	6
Toronto CMA	1,285	962	2,570	875	155	6	4,010	1,843
Oshawa CMA	166	67	7	130	0	96	173	293
Greater Toronto Area (GTA)	1,303	854	2,577	1,005	155	102	4,035	1,961

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - January 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Toronto City	63	81	1,690	725	155	0	1,908	806
Toronto	9	24	1,566	675	155	0	1,730	699
East York	7	5	0	0	0	0	7	5
Etobicoke	13	10	0	0	0	0	13	10
North York	21	27	0	0	0	0	21	27
Scarborough	11	12	0	50	0	0	11	62
York	2	3	124	0	0	0	126	3
York Region	554	144	435	6	0	6	989	156
Aurora	72	33	77	0	0	0	149	33
East Gwillimbury	229	2	0	0	0	0	229	2
Georgina Township	43	40	1	0	0	0	44	40
King Township	9	12	0	0	0	0	9	12
Markham	52	16	108	0	0	0	160	16
Newmarket	16	11	0	0	0	6	16	17
Richmond Hill	19	10	189	6	0	0	208	16
Vaughan	109	10	60	0	0	0	169	10
Whitchurch-Stouffville	5	10	0	0	0	0	5	10
Peel Region	255	314	445	9	0	0	700	323
Brampton	233	240	0	9	0	0	233	249
Caledon	18	41	0	0	0	0	18	41
Mississauga	4	33	445	0	0	0	449	33
Halton Region	149	246	0	135	0	0	149	381
Burlington	7	2	0	0	0	0	7	2
Halton Hills	5	6	0	0	0	0	5	6
Milton	69	63	0	135	0	0	69	198
Oakville	68	175	0	0	0	0	68	175
Durham Region	282	69	7	130	0	96	289	295
Ajax	13	1	0	0	0	0	13	1
Brock	2	0	0	0	0	0	2	0
Clarington	42	16	0	130	0	0	42	146
Oshawa	115	40	0	0	0	96	115	136
Pickering	70	0	0	0	0	0	70	0
Scugog	2	0	0	0	0	0	2	0
Uxbridge	29	1	0	0	0	0	29	1
Whitby	9	11	7	0	0	0	16	11
Remainder of Toronto CMA	159	177	0	0	0	0	159	177
Bradford West Gwillimbury	42	48	0	0	0	0	42	48
Town of Mono	3	0	0	0	0	0	3	0
New Tecumseth	94	123	0	0	0	0	94	123
Orangeville	20	6	0	0	0	0	20	6
Toronto CMA	1,285	962	2,570	875	155	6	4,010	1,843
Oshawa CMA	166	67	7	130	0	96	173	293
Greater Toronto Area (GTA)	1,303	854	2,577	1,005	155	102	4,035	1,961

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	% Change
Toronto City	99	46	2	2	67	12	2,095	1,532	2,263	1,592	42.1
Toronto	17	8	0	0	0	3	1,982	406	1,999	417	**
East York	7	4	2	0	0	0	0	0	9	4	125.0
Etobicoke	19	5	0	0	51	0	0	428	70	433	-83.8
North York	50	16	0	0	16	9	113	698	179	723	-75.2
Scarborough	5	4	0	0	0	0	0	0	5	4	25.0
York	1	9	0	2	0	0	0	0	1	11	-90.9
York Region	313	286	40	6	64	216	54	450	471	958	-50.8
Aurora	69	60	28	0	0	20	0	0	97	80	21.3
East Gwillimbury	4	48	0	0	0	0	0	0	4	48	-91.7
Georgina Township	33	20	0	0	0	0	0	0	33	20	65.0
King Township	53	25	2	0	3	3	0	0	58	28	107.1
Markham	71	41	4	6	15	0	0	0	90	47	91.5
Newmarket	29	17	6	0	0	0	0	0	35	17	105.9
Richmond Hill	15	14	0	0	28	25	0	450	43	489	-91.2
Vaughan	23	58	0	0	12	102	54	0	89	160	-44.4
Whitchurch-Stouffville	16	3	0	0	6	66	0	0	22	69	-68.1
Peel Region	422	374	66	96	195	591	540	138	1,223	1,199	2.0
Brampton	359	309	58	94	195	520	188	138	800	1,061	-24.6
Caledon	52	53	6	0	0	62	0	0	58	115	-49.6
Mississauga	11	12	2	2	0	9	352	0	365	23	**
Halton Region	103	84	18	0	108	56	278	30	507	170	198.2
Burlington	13	5	0	0	0	0	222	0	235	5	**
Halton Hills	2	34	0	0	0	8	0	0	2	42	-95.2
Milton	17	26	0	0	16	3	0	0	33	29	13.8
Oakville	71	19	18	0	92	45	56	30	237	94	152.1
Durham Region	167	182	16	6	149	24	11	0	343	212	61.8
Ajax	11	21	0	0	0	0	0	0	11	21	-47.6
Brock	1	0	0	0	0	0	0	0	1	0	n/a
Clarington	52	26	0	0	30	8	11	0	93	34	173.5
Oshawa	43	76	6	4	89	6	0	0	138	86	60.5
Pickering	11	22	4	0	0	0	0	0	15	22	-31.8
Scugog	0	6	0	0	0	0	0	0	0	6	-100.0
Uxbridge	28	18	6	2	0	0	0	0	34	20	70.0
Whitby	21	13	0	0	30	10	0	0	51	23	121.7
Remainder of Toronto CMA	92	127	20	0	18	0	0	0	130	127	2.4
Bradford West Gwillimbury	51	33	20	0	10	0	0	0	81	33	145.5
Town of Mono	0	45	0	0	0	0	0	0	0	45	-100.0
New Tecumseth	41	45	0	0	8	0	0	0	49	45	8.9
Orangeville	0	4	0	0	0	0	0	0	0	4	-100.0
Toronto CMA	1,066	973	156	106	452	875	2,745	2,150	4,419	4,104	7.7
Oshawa CMA	116	115	6	4	149	24	11	0	282	143	97.2
Greater Toronto Area (GTA)	1,104	972	142	110	583	899	2,978	2,150	4,807	4,131	16.4

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Toronto City	99	46	2	2	67	12	2,095	1,532	2,263	1,592	42.1
Toronto	17	8	0	0	0	3	1,982	406	1,999	417	**
East York	7	4	2	0	0	0	0	0	9	4	125.0
Etobicoke	19	5	0	0	51	0	0	428	70	433	-83.8
North York	50	16	0	0	16	9	113	698	179	723	-75.2
Scarborough	5	4	0	0	0	0	0	0	5	4	25.0
York	1	9	0	2	0	0	0	0	1	11	-90.9
York Region	313	286	40	6	64	216	54	450	471	958	-50.8
Aurora	69	60	28	0	0	20	0	0	97	80	21.3
East Gwillimbury	4	48	0	0	0	0	0	0	4	48	-91.7
Georgina Township	33	20	0	0	0	0	0	0	33	20	65.0
King Township	53	25	2	0	3	3	0	0	58	28	107.1
Markham	71	41	4	6	15	0	0	0	90	47	91.5
Newmarket	29	17	6	0	0	0	0	0	35	17	105.9
Richmond Hill	15	14	0	0	28	25	0	450	43	489	-91.2
Vaughan	23	58	0	0	12	102	54	0	89	160	-44.4
Whitchurch-Stouffville	16	3	0	0	6	66	0	0	22	69	-68.1
Peel Region	422	374	66	96	195	591	540	138	1,223	1,199	2.0
Brampton	359	309	58	94	195	520	188	138	800	1,061	-24.6
Caledon	52	53	6	0	0	62	0	0	58	115	-49.6
Mississauga	11	12	2	2	0	9	352	0	365	23	**
Halton Region	103	84	18	0	108	56	278	30	507	170	198.2
Burlington	13	5	0	0	0	0	222	0	235	5	**
Halton Hills	2	34	0	0	0	8	0	0	2	42	-95.2
Milton	17	26	0	0	16	3	0	0	33	29	13.8
Oakville	71	19	18	0	92	45	56	30	237	94	152.1
Durham Region	167	182	16	6	149	24	11	0	343	212	61.8
Ajax	11	21	0	0	0	0	0	0	11	21	-47.6
Brock	1	0	0	0	0	0	0	0	1	0	n/a
Clarington	52	26	0	0	30	8	11	0	93	34	173.5
Oshawa	43	76	6	4	89	6	0	0	138	86	60.5
Pickering	11	22	4	0	0	0	0	0	15	22	-31.8
Scugog	0	6	0	0	0	0	0	0	0	6	-100.0
Uxbridge	28	18	6	2	0	0	0	0	34	20	70.0
Whitby	21	13	0	0	30	10	0	0	51	23	121.7
Remainder of Toronto CMA	92	127	20	0	18	0	0	0	130	127	2.4
Bradford West Gwillimbury	51	33	20	0	10	0	0	0	81	33	145.5
Town of Mono	0	45	0	0	0	0	0	0	0	45	-100.0
New Tecumseth	41	45	0	0	8	0	0	0	49	45	8.9
Orangeville	0	4	0	0	0	0	0	0	0	4	-100.0
Toronto CMA	1,066	973	156	106	452	875	2,745	2,150	4,419	4,104	7.7
Oshawa CMA	116	115	6	4	149	24	11	0	282	143	97.2
Greater Toronto Area (GTA)	1,104	972	142	110	583	899	2,978	2,150	4,807	4,131	16.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Toronto City	51	12	16	0	1,623	1,532	472	0
Toronto	0	3	0	0	1,510	406	472	0
East York	0	0	0	0	0	0	0	0
Etobicoke	51	0	0	0	0	428	0	0
North York	0	9	16	0	113	698	0	0
Scarborough	0	0	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	64	216	0	0	54	450	0	0
Aurora	0	20	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	3	3	0	0	0	0	0	0
Markham	15	0	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	28	25	0	0	0	450	0	0
Vaughan	12	102	0	0	54	0	0	0
Whitchurch-Stouffville	6	66	0	0	0	0	0	0
Peel Region	195	591	0	0	528	81	12	57
Brampton	195	520	0	0	176	81	12	57
Caledon	0	62	0	0	0	0	0	0
Mississauga	0	9	0	0	352	0	0	0
Halton Region	108	56	0	0	278	30	0	0
Burlington	0	0	0	0	222	0	0	0
Halton Hills	0	8	0	0	0	0	0	0
Milton	16	3	0	0	0	0	0	0
Oakville	92	45	0	0	56	30	0	0
Durham Region	149	24	0	0	9	0	2	0
Ajax	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	30	8	0	0	9	0	2	0
Oshawa	89	6	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	30	10	0	0	0	0	0	0
Remainder of Toronto CMA	18	0	0	0	0	0	0	0
Bradford West Gwillimbury	10	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	8	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	436	875	16	0	2,261	2,093	484	57
Oshawa CMA	149	24	0	0	9	0	2	0
Greater Toronto Area (GTA)	567	899	16	0	2,492	2,093	486	57

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Toronto City	51	12	16	0	1,623	1,532	472	0
Toronto	0	3	0	0	1,510	406	472	0
East York	0	0	0	0	0	0	0	0
Etobicoke	51	0	0	0	0	428	0	0
North York	0	9	16	0	113	698	0	0
Scarborough	0	0	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	64	216	0	0	54	450	0	0
Aurora	0	20	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	3	3	0	0	0	0	0	0
Markham	15	0	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	28	25	0	0	0	450	0	0
Vaughan	12	102	0	0	54	0	0	0
Whitchurch-Stouffville	6	66	0	0	0	0	0	0
Peel Region	195	591	0	0	528	81	12	57
Brampton	195	520	0	0	176	81	12	57
Caledon	0	62	0	0	0	0	0	0
Mississauga	0	9	0	0	352	0	0	0
Halton Region	108	56	0	0	278	30	0	0
Burlington	0	0	0	0	222	0	0	0
Halton Hills	0	8	0	0	0	0	0	0
Milton	16	3	0	0	0	0	0	0
Oakville	92	45	0	0	56	30	0	0
Durham Region	149	24	0	0	9	0	2	0
Ajax	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	30	8	0	0	9	0	2	0
Oshawa	89	6	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	30	10	0	0	0	0	0	0
Remainder of Toronto CMA	18	0	0	0	0	0	0	0
Bradford West Gwillimbury	10	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	8	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	436	875	16	0	2,261	2,093	484	57
Oshawa CMA	149	24	0	0	9	0	2	0
Greater Toronto Area (GTA)	567	899	16	0	2,492	2,093	486	57

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
January 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Toronto City	101	48	1,674	1,544	488	0	2,263	1,592
Toronto	17	8	1,510	409	472	0	1,999	417
East York	9	4	0	0	0	0	9	4
Etobicoke	19	5	51	428	0	0	70	433
North York	50	16	113	707	16	0	179	723
Scarborough	5	4	0	0	0	0	5	4
York	1	11	0	0	0	0	1	11
York Region	397	362	74	596	0	0	471	958
Aurora	97	80	0	0	0	0	97	80
East Gwillimbury	4	48	0	0	0	0	4	48
Georgina Township	33	20	0	0	0	0	33	20
King Township	58	25	0	3	0	0	58	28
Markham	90	47	0	0	0	0	90	47
Newmarket	35	17	0	0	0	0	35	17
Richmond Hill	35	39	8	450	0	0	43	489
Vaughan	23	58	66	102	0	0	89	160
Whitchurch-Stouffville	22	28	0	41	0	0	22	69
Peel Region	733	1,024	478	118	12	57	1,223	1,199
Brampton	662	895	126	109	12	57	800	1,061
Caledon	58	115	0	0	0	0	58	115
Mississauga	13	14	352	9	0	0	365	23
Halton Region	229	130	278	40	0	0	507	170
Burlington	13	5	222	0	0	0	235	5
Halton Hills	2	42	0	0	0	0	2	42
Milton	33	29	0	0	0	0	33	29
Oakville	181	54	56	40	0	0	237	94
Durham Region	282	202	59	10	2	0	343	212
Ajax	11	21	0	0	0	0	11	21
Brock	1	0	0	0	0	0	1	0
Clarington	52	34	39	0	2	0	93	34
Oshawa	138	86	0	0	0	0	138	86
Pickering	15	22	0	0	0	0	15	22
Scugog	0	6	0	0	0	0	0	6
Uxbridge	33	20	1	0	0	0	34	20
Whitby	32	13	19	10	0	0	51	23
Remainder of Toronto CMA	127	126	3	1	0	0	130	127
Bradford West Gwillimbury	81	33	0	0	0	0	81	33
Town of Mono	0	45	0	0	0	0	0	45
New Tecumseth	46	44	3	1	0	0	49	45
Orangeville	0	4	0	0	0	0	0	4
Toronto CMA	1,633	1,748	2,286	2,299	500	57	4,419	4,104
Oshawa CMA	222	133	58	10	2	0	282	143
Greater Toronto Area (GTA)	1,742	1,766	2,563	2,308	502	57	4,807	4,131

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - January 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Toronto City	101	48	1,674	1,544	488	0	2,263	1,592
Toronto	17	8	1,510	409	472	0	1,999	417
East York	9	4	0	0	0	0	9	4
Etobicoke	19	5	51	428	0	0	70	433
North York	50	16	113	707	16	0	179	723
Scarborough	5	4	0	0	0	0	5	4
York	1	11	0	0	0	0	1	11
York Region	397	362	74	596	0	0	471	958
Aurora	97	80	0	0	0	0	97	80
East Gwillimbury	4	48	0	0	0	0	4	48
Georgina Township	33	20	0	0	0	0	33	20
King Township	58	25	0	3	0	0	58	28
Markham	90	47	0	0	0	0	90	47
Newmarket	35	17	0	0	0	0	35	17
Richmond Hill	35	39	8	450	0	0	43	489
Vaughan	23	58	66	102	0	0	89	160
Whitchurch-Stouffville	22	28	0	41	0	0	22	69
Peel Region	733	1,024	478	118	12	57	1,223	1,199
Brampton	662	895	126	109	12	57	800	1,061
Caledon	58	115	0	0	0	0	58	115
Mississauga	13	14	352	9	0	0	365	23
Halton Region	229	130	278	40	0	0	507	170
Burlington	13	5	222	0	0	0	235	5
Halton Hills	2	42	0	0	0	0	2	42
Milton	33	29	0	0	0	0	33	29
Oakville	181	54	56	40	0	0	237	94
Durham Region	282	202	59	10	2	0	343	212
Ajax	11	21	0	0	0	0	11	21
Brock	1	0	0	0	0	0	1	0
Clarington	52	34	39	0	2	0	93	34
Oshawa	138	86	0	0	0	0	138	86
Pickering	15	22	0	0	0	0	15	22
Scugog	0	6	0	0	0	0	0	6
Uxbridge	33	20	1	0	0	0	34	20
Whitby	32	13	19	10	0	0	51	23
Remainder of Toronto CMA	127	126	3	1	0	0	130	127
Bradford West Gwillimbury	81	33	0	0	0	0	81	33
Town of Mono	0	45	0	0	0	0	0	45
New Tecumseth	46	44	3	1	0	0	49	45
Orangeville	0	4	0	0	0	0	0	4
Toronto CMA	1,633	1,748	2,286	2,299	500	57	4,419	4,104
Oshawa CMA	222	133	58	10	2	0	282	143
Greater Toronto Area (GTA)	1,742	1,766	2,563	2,308	502	57	4,807	4,131

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
January 2017	0	0.0	0	0.0	0	0.0	7	9.5	67	90.5	74	2,000,000	1,965,635
January 2016	0	0.0	0	0.0	3	6.5	8	17.4	35	76.1	46	1,900,000	1,731,802
Year-to-date 2017	0	0.0	0	0.0	0	0.0	7	9.5	67	90.5	74	2,000,000	1,965,635
Year-to-date 2016	0	0.0	0	0.0	3	6.5	8	17.4	35	76.1	46	1,900,000	1,731,802
Toronto													
January 2017	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	-	-
January 2016	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
East York													
January 2017	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
January 2016	0	0.0	0	0.0	2	40.0	1	20.0	2	40.0	5	-	
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	
Year-to-date 2016	0	0.0	0	0.0	2	40.0	1	20.0	2	40.0	5	-	
Etobicoke													
January 2017	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	-	-
January 2016	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
North York													
January 2017	0	0.0	0	0.0	0	0.0	0	0.0	38	100.0	38	-	-
January 2016	0	0.0	0	0.0	0	0.0	0	0.0	21	100.0	21	-	2,188,000
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	38	100.0	38	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	21	100.0	21	-	2,188,000
Scarborough													
January 2017	0	0.0	0	0.0	0	0.0	3	25.0	9	75.0	12	-	-
January 2016	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	3	25.0	9	75.0	12	-	-
Year-to-date 2016	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	-	-
York													
January 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
January 2016	0	0.0	0	0.0	0	0.0	5	45.5	6	54.5	11	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	5	45.5	6	54.5	11	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
January 2017	6	2.1	43	14.8	61	21.0	73	25.1	108	37.1	291	915,000	1,046,679
January 2016	18	6.2	58	20.1	70	24.2	53	18.3	90	31.1	289	837,500	966,552
Year-to-date 2017	6	2.1	43	14.8	61	21.0	73	25.1	108	37.1	291	915,000	1,046,679
Year-to-date 2016	18	6.2	58	20.1	70	24.2	53	18.3	90	31.1	289	837,500	966,552
Aurora													
January 2017	0	0.0	0	0.0	22	31.9	26	37.7	21	30.4	69	885,000	967,397
January 2016	0	0.0	0	0.0	25	40.3	35	56.5	2	3.2	62	845,000	870,138
Year-to-date 2017	0	0.0	0	0.0	22	31.9	26	37.7	21	30.4	69	885,000	967,397
Year-to-date 2016	0	0.0	0	0.0	25	40.3	35	56.5	2	3.2	62	845,000	870,138
East Gwillimbury													
January 2017	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	-	-
January 2016	12	25.0	30	62.5	6	12.5	0	0.0	0	0.0	48	610,000	581,219
Year-to-date 2017	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	-	-
Year-to-date 2016	12	25.0	30	62.5	6	12.5	0	0.0	0	0.0	48	610,000	581,219
Georgina Township													
January 2017	5	15.2	28	84.8	0	0.0	0	0.0	0	0.0	33	570,000	553,233
January 2016	6	30.0	13	65.0	1	5.0	0	0.0	0	0.0	20	-	-
Year-to-date 2017	5	15.2	28	84.8	0	0.0	0	0.0	0	0.0	33	570,000	553,233
Year-to-date 2016	6	30.0	13	65.0	1	5.0	0	0.0	0	0.0	20	-	-
King Township													
January 2017	0	0.0	0	0.0	4	7.5	14	26.4	35	66.0	53	1,095,000	1,232,379
January 2016	0	0.0	0	0.0	0	0.0	2	7.7	24	92.3	26	1,385,000	1,384,703
Year-to-date 2017	0	0.0	0	0.0	4	7.5	14	26.4	35	66.0	53	1,095,000	1,232,379
Year-to-date 2016	0	0.0	0	0.0	0	0.0	2	7.7	24	92.3	26	1,385,000	1,384,703
Markham													
January 2017	0	0.0	0	0.0	2	4.1	26	53.1	21	42.9	49	995,000	1,237,438
January 2016	0	0.0	3	7.3	15	36.6	5	12.2	18	43.9	41	935,000	1,062,979
Year-to-date 2017	0	0.0	0	0.0	2	4.1	26	53.1	21	42.9	49	995,000	1,237,438
Year-to-date 2016	0	0.0	3	7.3	15	36.6	5	12.2	18	43.9	41	935,000	1,062,979
Newmarket													
January 2017	0	0.0	7	24.1	16	55.2	4	13.8	2	6.9	29	755,000	746,532
January 2016	0	0.0	5	29.4	8	47.1	4	23.5	0	0.0	17	660,000	706,803
Year-to-date 2017	0	0.0	7	24.1	16	55.2	4	13.8	2	6.9	29	755,000	746,532
Year-to-date 2016	0	0.0	5	29.4	8	47.1	4	23.5	0	0.0	17	660,000	706,803
Richmond Hill													
January 2017	0	0.0	0	0.0	5	33.3	0	0.0	10	66.7	15	1,495,000	1,701,567
January 2016	0	0.0	0	0.0	0	0.0	1	7.1	13	92.9	14	1,480,000	1,693,836
Year-to-date 2017	0	0.0	0	0.0	5	33.3	0	0.0	10	66.7	15	1,495,000	1,701,567
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	7.1	13	92.9	14	1,480,000	1,693,836
Vaughan													
January 2017	0	0.0	0	0.0	1	4.3	3	13.0	19	82.6	23	1,215,000	1,368,758
January 2016	0	0.0	6	10.3	15	25.9	5	8.6	32	55.2	58	1,132,500	1,033,481
Year-to-date 2017	0	0.0	0	0.0	1	4.3	3	13.0	19	82.6	23	1,215,000	1,368,758
Year-to-date 2016	0	0.0	6	10.3	15	25.9	5	8.6	32	55.2	58	1,132,500	1,033,481
Whitchurch-Stouffville													
January 2017	0	0.0	5	31.3	11	68.8	0	0.0	0	0.0	16	700,000	674,053
January 2016	0	0.0	1	33.3	0	0.0	1	33.3	1	33.3	3	-	-
Year-to-date 2017	0	0.0	5	31.3	11	68.8	0	0.0	0	0.0	16	700,000	674,053
Year-to-date 2016	0	0.0	1	33.3	0	0.0	1	33.3	1	33.3	3	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
January 2017	28	6.7	106	25.2	213	50.6	60	14.3	14	3.3	421	685,000	712,981
January 2016	42	11.2	157	42.0	83	22.2	60	16.0	32	8.6	374	635,000	708,206
Year-to-date 2017	28	6.7	106	25.2	213	50.6	60	14.3	14	3.3	421	685,000	712,981
Year-to-date 2016	42	11.2	157	42.0	83	22.2	60	16.0	32	8.6	374	635,000	708,206
Brampton													
January 2017	28	7.8	101	28.1	169	47.1	57	15.9	4	1.1	359	680,000	688,237
January 2016	40	12.9	142	46.0	68	22.0	48	15.5	11	3.6	309	630,000	663,362
Year-to-date 2017	28	7.8	101	28.1	169	47.1	57	15.9	4	1.1	359	680,000	688,237
Year-to-date 2016	40	12.9	142	46.0	68	22.0	48	15.5	11	3.6	309	630,000	663,362
Caledon													
January 2017	0	0.0	5	9.8	44	86.3	2	3.9	0	0.0	51	725,000	717,253
January 2016	2	3.8	15	28.3	15	28.3	8	15.1	13	24.5	53	685,000	846,040
Year-to-date 2017	0	0.0	5	9.8	44	86.3	2	3.9	0	0.0	51	725,000	717,253
Year-to-date 2016	2	3.8	15	28.3	15	28.3	8	15.1	13	24.5	53	685,000	846,040
Mississauga													
January 2017	0	0.0	0	0.0	0	0.0	1	9.1	10	90.9	11	-	1,500,727
January 2016	0	0.0	0	0.0	0	0.0	4	33.3	8	66.7	12	-	1,254,167
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	9.1	10	90.9	11	-	1,500,727
Year-to-date 2016	0	0.0	0	0.0	0	0.0	4	33.3	8	66.7	12	-	1,254,167
Halton Region													
January 2017	1	1.0	8	7.8	16	15.5	19	18.4	59	57.3	103	1,017,500	1,619,910
January 2016	1	1.2	16	18.6	32	37.2	16	18.6	21	24.4	86	790,000	986,604
Year-to-date 2017	1	1.0	8	7.8	16	15.5	19	18.4	59	57.3	103	1,017,500	1,619,910
Year-to-date 2016	1	1.2	16	18.6	32	37.2	16	18.6	21	24.4	86	790,000	986,604
Burlington													
January 2017	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	-	-
January 2016	0	0.0	0	0.0	2	33.3	2	33.3	2	33.3	6	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	-	-
Year-to-date 2016	0	0.0	0	0.0	2	33.3	2	33.3	2	33.3	6	-	-
Halton Hills													
January 2017	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
January 2016	0	0.0	0	0.0	22	64.7	12	35.3	0	0.0	34	790,000	807,641
Year-to-date 2017	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	22	64.7	12	35.3	0	0.0	34	790,000	807,641
Milton													
January 2017	0	0.0	8	47.1	9	52.9	0	0.0	0	0.0	17	660,000	662,900
January 2016	1	3.8	16	61.5	8	30.8	1	3.8	0	0.0	26	645,000	631,483
Year-to-date 2017	0	0.0	8	47.1	9	52.9	0	0.0	0	0.0	17	660,000	662,900
Year-to-date 2016	1	3.8	16	61.5	8	30.8	1	3.8	0	0.0	26	645,000	631,483
Oakville													
January 2017	1	1.4	0	0.0	6	8.5	18	25.4	46	64.8	71	1,270,000	1,849,053
January 2016	0	0.0	0	0.0	0	0.0	1	5.0	19	95.0	20	1,400,000	1,752,497
Year-to-date 2017	1	1.4	0	0.0	6	8.5	18	25.4	46	64.8	71	1,270,000	1,849,053
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	5.0	19	95.0	20	1,400,000	1,752,497

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
January 2017	74	45.7	53	32.7	18	11.1	13	8.0	4	2.5	162	475,000	517,484
January 2016	70	40.2	62	35.6	31	17.8	9	5.2	2	1.1	174	530,000	552,818
Year-to-date 2017	74	45.7	53	32.7	18	11.1	13	8.0	4	2.5	162	475,000	517,484
Year-to-date 2016	70	40.2	62	35.6	31	17.8	9	5.2	2	1.1	174	530,000	552,818
Ajax													
January 2017	0	0.0	9	81.8	2	18.2	0	0.0	0	0.0	11	-	612,808
January 2016	0	0.0	13	61.9	8	38.1	0	0.0	0	0.0	21	620,000	626,599
Year-to-date 2017	0	0.0	9	81.8	2	18.2	0	0.0	0	0.0	11	-	612,808
Year-to-date 2016	0	0.0	13	61.9	8	38.1	0	0.0	0	0.0	21	620,000	626,599
Brock													
January 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Clarington													
January 2017	37	75.5	10	20.4	1	2.0	0	0.0	1	2.0	49	460,000	484,959
January 2016	15	62.5	9	37.5	0	0.0	0	0.0	0	0.0	24	475,000	444,771
Year-to-date 2017	37	75.5	10	20.4	1	2.0	0	0.0	1	2.0	49	460,000	484,959
Year-to-date 2016	15	62.5	9	37.5	0	0.0	0	0.0	0	0.0	24	475,000	444,771
Oshawa													
January 2017	11	26.2	27	64.3	4	9.5	0	0.0	0	0.0	42	552,500	545,524
January 2016	36	47.4	35	46.1	5	6.6	0	0.0	0	0.0	76	520,000	510,367
Year-to-date 2017	11	26.2	27	64.3	4	9.5	0	0.0	0	0.0	42	552,500	545,524
Year-to-date 2016	36	47.4	35	46.1	5	6.6	0	0.0	0	0.0	76	520,000	510,367
Pickering													
January 2017	0	0.0	3	27.3	6	54.5	2	18.2	0	0.0	11	-	700,727
January 2016	0	0.0	0	0.0	16	72.7	6	27.3	0	0.0	22	755,000	751,268
Year-to-date 2017	0	0.0	3	27.3	6	54.5	2	18.2	0	0.0	11	-	700,727
Year-to-date 2016	0	0.0	0	0.0	16	72.7	6	27.3	0	0.0	22	755,000	751,268
Scugog													
January 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Uxbridge													
January 2017	21	75.0	2	7.1	0	0.0	5	17.9	0	0.0	28	320,000	422,906
January 2016	15	83.3	2	11.1	0	0.0	1	5.6	0	0.0	18	390,000	414,689
Year-to-date 2017	21	75.0	2	7.1	0	0.0	5	17.9	0	0.0	28	320,000	422,906
Year-to-date 2016	15	83.3	2	11.1	0	0.0	1	5.6	0	0.0	18	390,000	414,689
Whitby													
January 2017	5	23.8	2	9.5	5	23.8	6	28.6	3	14.3	21	-	-
January 2016	4	30.8	3	23.1	2	15.4	2	15.4	2	15.4	13	610,000	736,692
Year-to-date 2017	5	23.8	2	9.5	5	23.8	6	28.6	3	14.3	21	-	-
Year-to-date 2016	4	30.8	3	23.1	2	15.4	2	15.4	2	15.4	13	610,000	736,692

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
January 2017	32	34.8	59	64.1	1	1.1	0	0.0	0	0.0	92	550,000	516,414
January 2016	35	27.6	65	51.2	22	17.3	5	3.9	0	0.0	127	535,000	572,128
Year-to-date 2017	32	34.8	59	64.1	1	1.1	0	0.0	0	0.0	92	550,000	516,414
Year-to-date 2016	35	27.6	65	51.2	22	17.3	5	3.9	0	0.0	127	535,000	572,128
Bradford West Gwillimbury													
January 2017	13	25.5	37	72.5	1	2.0	0	0.0	0	0.0	51	555,000	541,421
January 2016	8	24.2	25	75.8	0	0.0	0	0.0	0	0.0	33	570,000	550,051
Year-to-date 2017	13	25.5	37	72.5	1	2.0	0	0.0	0	0.0	51	555,000	541,421
Year-to-date 2016	8	24.2	25	75.8	0	0.0	0	0.0	0	0.0	33	570,000	550,051
Town of Mono													
January 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2016	8	17.8	20	44.4	12	26.7	5	11.1	0	0.0	45	-	630,744
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	8	17.8	20	44.4	12	26.7	5	11.1	0	0.0	45	-	630,744
New Tecumseth													
January 2017	19	46.3	22	53.7	0	0.0	0	0.0	0	0.0	41	505,000	485,307
January 2016	16	35.6	19	42.2	10	22.2	0	0.0	0	0.0	45	525,000	529,701
Year-to-date 2017	19	46.3	22	53.7	0	0.0	0	0.0	0	0.0	41	505,000	485,307
Year-to-date 2016	16	35.6	19	42.2	10	22.2	0	0.0	0	0.0	45	525,000	529,701
Orangeville													
January 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2016	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	-	-
Toronto CMA													
January 2017	88	8.6	230	22.6	299	29.4	166	16.3	235	23.1	1,018	730,000	948,988
January 2016	111	11.4	311	31.8	232	23.7	147	15.0	176	18.0	977	690,000	822,299
Year-to-date 2017	88	8.6	230	22.6	299	29.4	166	16.3	235	23.1	1,018	730,000	948,988
Year-to-date 2016	111	11.4	311	31.8	232	23.7	147	15.0	176	18.0	977	690,000	822,299
Oshawa CMA													
January 2017	53	47.3	39	34.8	10	8.9	6	5.4	4	3.6	112	507,500	558,759
January 2016	55	48.7	47	41.6	7	6.2	2	1.8	2	1.8	113	510,000	522,473
Year-to-date 2017	53	47.3	39	34.8	10	8.9	6	5.4	4	3.6	112	507,500	558,759
Year-to-date 2016	55	48.7	47	41.6	7	6.2	2	1.8	2	1.8	113	510,000	522,473
Greater Toronto Area													
January 2017	109	10.4	210	20.0	308	29.3	172	16.4	252	24.0	1,051	735,000	951,074
January 2016	131	13.5	293	30.2	219	22.6	146	15.1	180	18.6	969	690,000	826,333
Year-to-date 2017	109	10.4	210	20.0	308	29.3	172	16.4	252	24.0	1,051	735,000	951,074
Year-to-date 2016	131	13.5	293	30.2	219	22.6	146	15.1	180	18.6	969	690,000	826,333

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
January 2017

Submarket	Jan 2017	Jan 2016	% Change	YTD 2017	YTD 2016	% Change
Toronto City	1,965,635	1,731,802	13.5	1,965,635	1,731,802	13.5
Toronto	-	-	n/a	-	-	n/a
East York	-	-	n/a	-	-	n/a
Etobicoke	-	-	n/a	-	-	n/a
North York	-	2,188,000	n/a	-	2,188,000	n/a
Scarborough	-	-	n/a	-	-	n/a
York	-	-	n/a	-	-	n/a
York Region	1,046,679	966,552	8.3	1,046,679	966,552	8.3
Aurora	967,397	870,138	11.2	967,397	870,138	11.2
East Gwillimbury	-	581,219	n/a	-	581,219	n/a
Georgina Township	553,233	-	n/a	553,233	-	n/a
King Township	1,232,379	1,384,703	-11.0	1,232,379	1,384,703	-11.0
Markham	1,237,438	1,062,979	16.4	1,237,438	1,062,979	16.4
Newmarket	746,532	706,803	5.6	746,532	706,803	5.6
Richmond Hill	1,701,567	1,693,836	0.5	1,701,567	1,693,836	0.5
Vaughan	1,368,758	1,033,481	32.4	1,368,758	1,033,481	32.4
Whitchurch-Stouffville	674,053	-	n/a	674,053	-	n/a
Peel Region	712,981	708,206	0.7	712,981	708,206	0.7
Brampton	688,237	663,362	3.7	688,237	663,362	3.7
Caledon	717,253	846,040	-15.2	717,253	846,040	-15.2
Mississauga	1,500,727	1,254,167	19.7	1,500,727	1,254,167	19.7
Halton Region	1,619,910	986,604	64.2	1,619,910	986,604	64.2
Burlington	-	-	n/a	-	-	n/a
Halton Hills	-	807,641	n/a	-	807,641	n/a
Milton	662,900	631,483	5.0	662,900	631,483	5.0
Oakville	1,849,053	1,752,497	5.5	1,849,053	1,752,497	5.5
Durham Region	517,484	552,818	-6.4	517,484	552,818	-6.4
Ajax	612,808	626,599	-2.2	612,808	626,599	-2.2
Brock	-	-	n/a	-	-	n/a
Clarington	484,959	444,771	9.0	484,959	444,771	9.0
Oshawa	545,524	510,367	6.9	545,524	510,367	6.9
Pickering	700,727	751,268	-6.7	700,727	751,268	-6.7
Scugog	-	-	n/a	-	-	n/a
Uxbridge	422,906	414,689	2.0	422,906	414,689	2.0
Whitby	-	736,692	n/a	-	736,692	n/a
Remainder of Toronto CMA	516,414	572,128	-9.7	516,414	572,128	-9.7
Bradford West Gwillimbury	541,421	550,051	-1.6	541,421	550,051	-1.6
Town of Mono	-	630,744	n/a	-	630,744	n/a
New Tecumseth	485,307	529,701	-8.4	485,307	529,701	-8.4
Orangeville	-	-	n/a	-	-	n/a
Toronto CMA	948,988	822,299	15.4	948,988	822,299	15.4
Oshawa CMA	558,759	522,473	6.9	558,759	522,473	6.9
Greater Toronto Area (GTA)	951,074	826,333	15.1	951,074	826,333	15.1

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Toronto

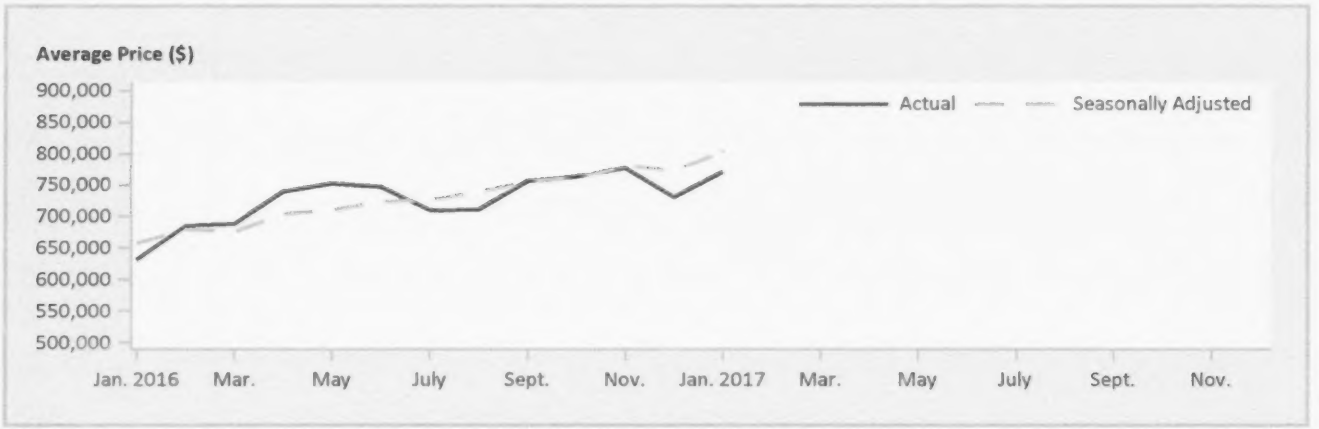


Figure 5.2a: MLS® Residential Sales for Toronto

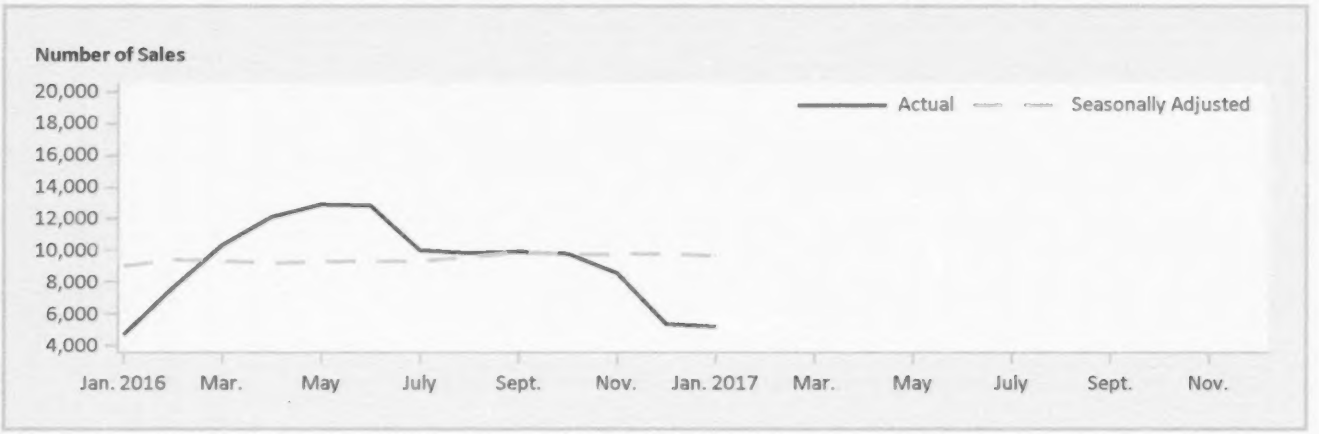


Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Toronto

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Figure 5.1b: MLS® Residential Average Price for Durham Region

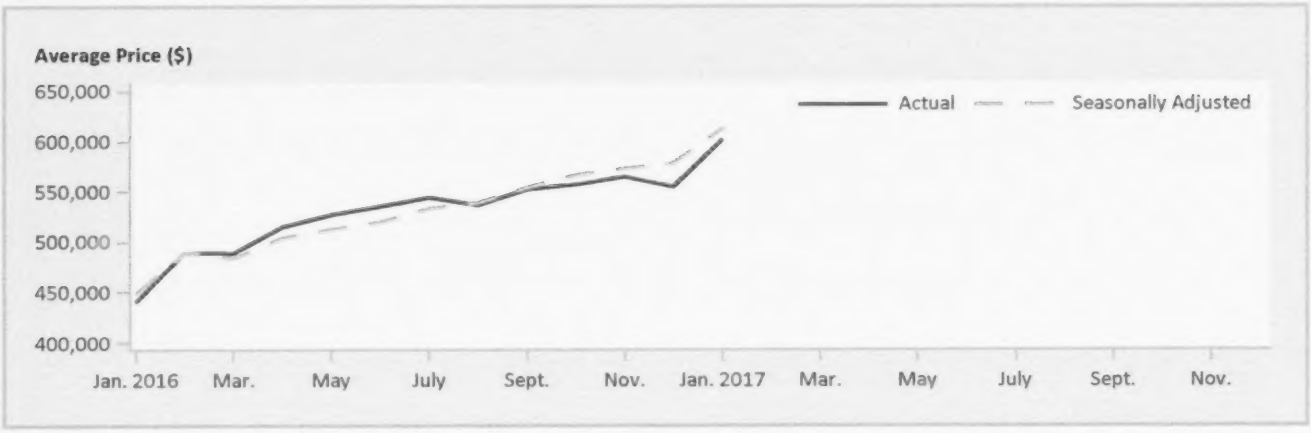


Figure 5.2b: MLS® Residential Sales for Durham Region

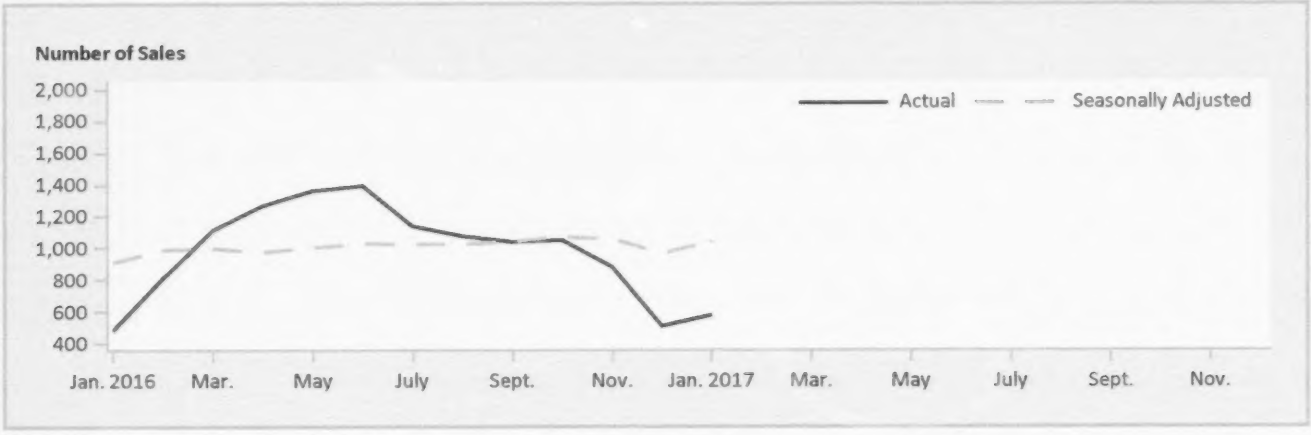


Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Durham Region

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6a: Economic Indicators Toronto CMA
January 2017

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, Toronto CMA 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	128.7	129.0	3,226	7.1	67.5	989
	February	561	3.14	4.64	129.2	129.4	3,223	7.2	67.4	987
	March	561	3.14	4.64	129.7	130.3	3,213	7.3	67.2	993
	April	561	3.14	4.64	130.6	130.7	3,210	7.4	67.1	996
	May	561	3.14	4.64	133.1	131.2	3,220	7.2	67.1	991
	June	561	3.14	4.64	133.7	131.5	3,233	6.6	66.8	985
	July	567	3.14	4.74	135.1	131.4	3,229	6.5	66.5	985
	August	567	3.14	4.74	136.0	131.1	3,218	6.6	66.2	989
	September	561	3.14	4.64	136.4	131.7	3,209	7.1	66.3	988
	October	561	3.14	4.64	138.2	132.0	3,206	7.1	66.2	982
	November	561	3.14	4.64	138.7	131.7	3,209	6.9	66.0	976
	December	561	3.14	4.64	138.7	131.5	3,209	6.8	65.8	972
2017	January	561	3.14	4.64		132.1	3,217	7.0	66.0	967
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
January 2017

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, Toronto CMA 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	128.7	129.0	206.9	6.5	68.3	996
	February	561	3.14	4.64	129.2	129.4	209.0	6.1	68.6	990
	March	561	3.14	4.64	129.7	130.3	210.6	6.0	69.0	980
	April	561	3.14	4.64	130.6	130.7	211.8	6.0	69.2	970
	May	561	3.14	4.64	133.1	131.2	213.6	5.6	69.4	963
	June	561	3.14	4.64	133.7	131.5	212.9	6.3	69.6	964
	July	567	3.14	4.74	135.1	131.4	213.0	6.2	69.6	962
	August	567	3.14	4.74	136.0	131.1	213.9	6.8	70.1	963
	September	561	3.14	4.64	136.4	131.7	215.7	6.3	70.2	971
	October	561	3.14	4.64	138.2	132.0	216.2	6.0	70.1	980
	November	561	3.14	4.64	138.7	131.7	216.6	5.4	69.6	991
	December	561	3.14	4.64	138.7	131.5	216.9	5.2	69.5	998
2017	January	561	3.14	4.64		132.1	216.6	5.1	69.3	1,025
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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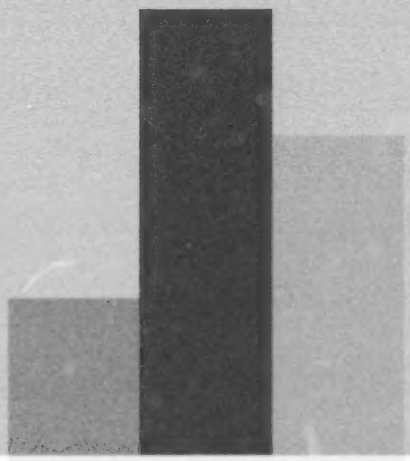

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